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Needham Road,
Harleston, Norfolk.

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ESTATE AGENTS



A very well presented red brick detached family home situated on a generous plot, convenient for the town centre. The property, built in the late 1980's, was extended in the early 1990's by the current owners to create a large and very versatile home with a large gravelled in/out driveway with parking for a number of vehicles and sheltered from the road by mature trees and shrubs. There is a double garage and gateways to either side of the property leading into the very attractive rear garden.

Accommodation comprises briefly:

- Entrance Hall with wooden flooring
- Large downstairs cloakroom
- Sitting Room
- Dining Room/Study
- Kitchen/breakfast room
- Utility Room with door to double garage and garden
- L-Shaped First Floor Landing
- Five Bedrooms
- Three Bathrooms (One en-suite)

Outside

- Large In/Out Driveway
- Double Garage
- Shed
- Attractive gardens to the front and rear
- Solar panels



The Property

A glass panelled entrance door leads into a bright hallway with wooden flooring, an attractive turned staircase rising to the first floor landing with open space underneath adding to the light and spacious feel of the hallway. To the left hand side of the hall is a large cloakroom with WC, basin and ample room for hanging coats. Straight ahead is the door to the kitchen/breakfast room, well fitted including a built-in double Neff oven and microwave and a window looking out over the very attractive rear garden. The kitchen with wood effect flooring leads conveniently into the utility room which houses the gas boiler installed in January 2023. A door leads from the utility room into the rear garden and you step out onto a large patio, an ideal outdoor eating area. The sitting room is of a generous size with a small window to the side, large windows to the rear and patio doors also leading out onto the generous patio. There is a brick and tiled fireplace with a log burner which was installed less than 2 years ago. Also off the hall is a spacious dining room/possible study with a window to the front aspect.

The staircase leads up to an L-Shaped landing with five good size bedrooms, the master bedroom having an en-suite shower room plus 2 further bathrooms. One of the bedrooms is currently used as a study. There is plenty of storage throughout including a large double airing cupboard/storage space on the landing.



Outside

A wide entrance leads into the large in/out gravelled driveway and leads to a double garage two up and over doors. There are wooden gates either side leading into the rear garden which has been lovingly established by the current owners over the years with both a large patio area ideal for outside eating/entertainment, ample lawned areas with "flower islands" and a wide variety of shrubs, flowers and trees. An attractive pond is overlooked by a seating area under a wood pergola.

Location

The property is conveniently situated for the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water (new boiler installed in 2023)

Mains drainage, electricity and water are connected.

EPC Rating: tbc

Local Authority

South Norfolk District Council

Tax Band: E

Postcode: IP20 9JY

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £500,000



Floor 0



Floor 1



Approximate total area[®]

188.1 m²

2024 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

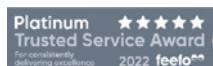
Calculations are based on RICS IPMS 3C standard.

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To arrange a viewing, please call 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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