



Cranes Meadow,
Harleston, Norfolk.



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ESTATE AGENTS



Situated in this popular residential area, convenient for the town centre, this beautifully presented detached family home has been well maintained by the current owners and features two reception rooms, conservatory and four bedrooms. The property benefits from a garage and driveway parking and an attractive, sunny South facing rear garden.

Accommodation comprises briefly:

- Entrance Hall
- Hallway
- Cloakroom
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Utility Room
- First Floor Landing
- Master Bedroom with En-suite Shower Room and built-in wardrobes
- Three Further Bedrooms all with built-in wardrobes
- Family Bathroom

Outside

- Attached Single Garage
- Driveway Parking
- Attractive South Facing Rear Garden
- Popular Cul-de-Sac Location
- Convenient for the town centre



The Property

The front door opens into the entrance hall with stairs rising to the first floor, useful under stair storage cupboard and cloakroom. To the right hand side is the sitting room with bay window overlooking the front aspect. A fireplace with timber surround and fitted with a 'coal effect' gas fire creates a central focal point. The dining room has sliding doors leading into the conservatory which has views over and door leading out to the garden. The kitchen overlooks the rear garden and is well fitted with a matching range of wall, base and drawer units, work tops with inset sink and drainer, and built-in oven and hob with extractor over. The kitchen opens in the utility room which has fitted cupboards and work top with space and plumbing under for a washing machine and a wall mounted gas fired boiler. A door leading out the side of the property.

From the hallway, stairs rise to the first floor landing with window to the front aspect. The spacious master bedroom overlooks the front and has an excellent range of built-in wardrobes. The en-suite comprises a fully tiled shower cubicle, pedestal wash basin, WC and window to the side. There are three further bedrooms, all with built-in wardrobe cupboards and the largest of which also has an airing cupboard housing the hot water tank and loft access which has a ladder and light. The family bathroom with window to the rear completes the accommodation and comprises a panelled bath with glazed screen and shower attachment, pedestal basin and WC.



Outside

The paved driveway provides parking and leads to the single garage with electric front door, power and light connected and personal door out to the rear garden. There is a small lawned garden to the front. A side gate provides access to the attractive and fully enclosed rear garden. Facing South, the garden is mainly laid to lawn with a paved seating area and pretty borders stocked with a variety of flowering plants and shrubs. There is outside lighting and tap and the timber garden shed is included in the sale.

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.
Mains drainage, electricity and water are connected.
EPC Rating: C

Local Authority

South Norfolk District Council
Tax Band: D
Postcode: IP20 9BY

Agents Note

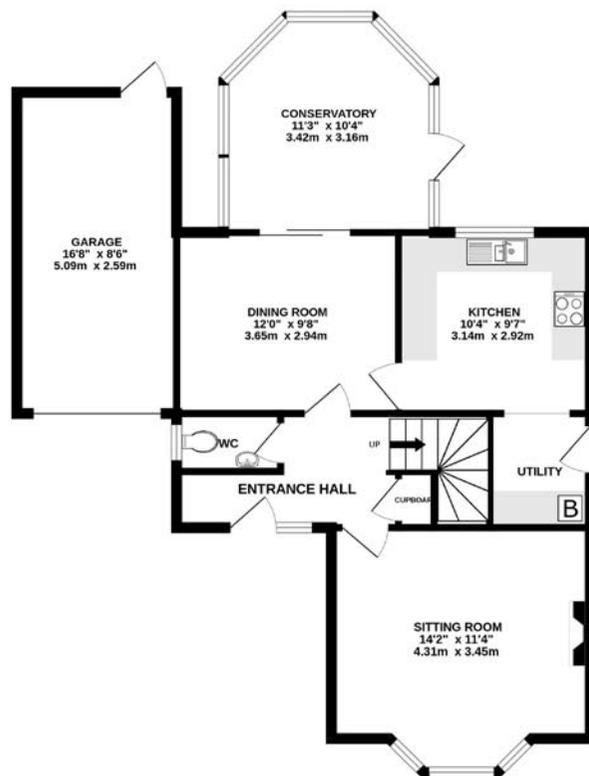
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

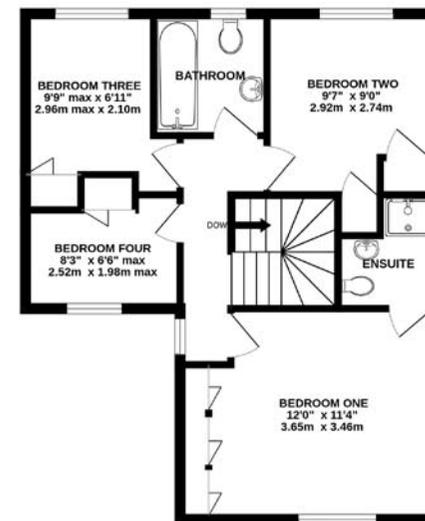
Vacant possession of the freehold will be given on completion.

Guide Price: £340,000

GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01379 882535

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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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