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Gawdy Close,
Harleston, Norfolk.

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ESTATE AGENTS



Tucked away in the corner of this quiet cul-de-sac, this detached family home offers spacious and versatile accommodation including two reception rooms, conservatory and four bedrooms. With beautifully tended gardens to the rear offering lovely views across the meadow and woodland beyond as well as a wonderful garden room, the property also benefits from ample off-road parking.

Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Cloakroom
- Sitting Room
- Conservatory
- Dining Room
- Kitchen
- Side Porch
- Utility Room
- First Floor Landing
- Master Bedroom with En-suite Shower Room
- Three Further Double Bedrooms
- Family Bathroom

Outside

- Off-Road Parking
- Beautiful gardens with lovely views across meadow land
- Quiet cul-de-sac location



The Property

The front door opens in the porch with a glazed door leading into the hallway with stairs rising to the first floor. Immediately on your left is the cloakroom with WC and wash basin. The kitchen is to the right and overlooks the front and is well fitted with a range of matching wall, base and drawer units and ample work top space. There is a Neff built-in eye level double oven, gas hob with extractor over, space for an under counter fridge and a wall mounted gas boiler. A door opens to the side porch and an archway leads into the dining room. Double doors open into the sitting room which has a fireplace fitted with a gas fire and sliding doors into the conservatory. The conservatory extends along the length of the property and offers fabulous views of the garden.

Back into the hallway and across from the kitchen is the utility room (formerly the garage) with a further range of base and wall units, stainless steel sink and plumbing for a washing machine. Stairs lead up from the hall to the first floor landing with loft access hatch and airing cupboard housing the hot water tank. The master bedroom overlooks the front aspect with two built-in wardrobes and an en-suite shower room. There are three further double bedrooms and family bathroom.



Outside

To the front of the property there is ample off-road parking. A side gate opens into an attractive paved seating area which is fully enclosed and which in turn leads into the beautiful rear garden. Offering a high degree of privacy and seclusion this wonderfully tranquil space is a haven for birds and wildlife and has been lovingly tended over the years with established beds and borders planted with a variety of shrubs, trees and plants, a central lawned area and attractive garden pond. Paths either side lead down to rear of the garden where there are further stepped beds and steps leading down to the meadow. This provides a peaceful spot to sit and enjoy the wonderful views. A delightful, detached summerhouse which is fully insulated again provides a lovely space to sit and enjoy the garden. A useful timber shed is also 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 Central Heating.
Mains drainage, electricity and water are connected.
EPC Rating: TBA

Local Authority

South Norfolk District Council

Tax Band: C

Postcode: IP20 9ET

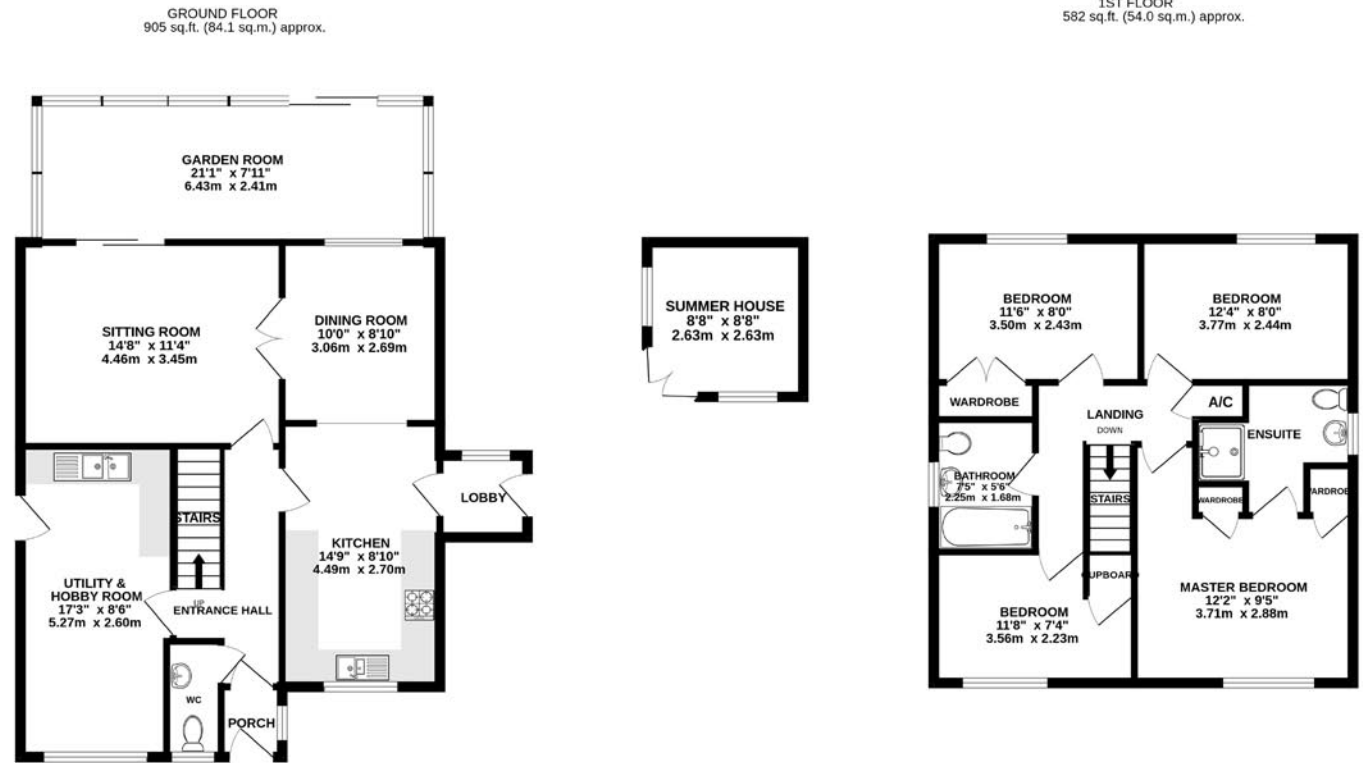
Agents Note

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: £350,000



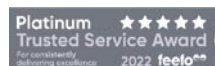
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
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Halesworth 01986 888205

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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