



M
M

Nelson Close,
Harleston, Norfolk

M
M

MUSKER
McINTYRE
ESTATE AGENTS

Built in 2007 by Bovis Homes, Musker McIntyre are pleased to offer this very well presented family home on the outskirts of Harleston. Here you will find versatile accommodation over three floors, including three double bedrooms, master ensuite, first-floor sitting room and spacious kitchen/family room.

Accommodation comprises briefly:

- Entrance hall with WC
- Open-plan kitchen/family room
- First-floor sitting room
- First-floor main bedroom with ensuite
- Two second-floor double bedrooms
- Second-floor family bathroom
- Fully enclosed rear garden
- Garage
- Close to town location



Property

The front door opens into an entrance hall with stairs on your right and a WC on your left. In front of you a door opens into the fantastic, newly decorated kitchen/family room which occupies the majority of the ground-floor footprint. A large under-stairs cupboard sits to your right and along the wall to your left is a long run of floor and wall mounted kitchen units and plenty of worktop space. Included as part of the sale is a large Aga-style cooker with extractor over, water softener and integrated Bosch dishwasher. Space for a tall fridge-freezer can be found just inside the door. To the far end French doors open out to the patio, in front of which is open-space ideal for a dining area, sofa and chairs, or however the new owner sees fit. The first-floor offers a generous reception room currently used as a sitting room that overlooks the rear garden, along with the master suite that consists of a double bedroom with shuttered windows, integrated wardrobe and an ensuite equipped with corner shower cubicle, toilet, wash basin and heated towel rail. Moving to the second-floor, an open landing with airing cupboard and family bathroom sit between two further double bedrooms to the front and rear aspect. Both of these bedrooms provide integrated wardrobes and the rear bedroom is currently used as a study and includes a built-in corner desk area. A host of recent updates have been made to the property, including Karndean flooring in the hallway/WC and new carpets to both staircases, landings and sitting room. The standard radiators of the WC and ensuite have been changed to chrome heated towel rails and the loft has been half-boarded and equipped with a loft ladder.







Outside

A small but neat frontage frames the property, laid to gravel with a paved path to the front door. Behind the house sits a fully enclosed, low maintenance garden that faces East. The first half of the garden is laid to a paved patio before passing between two raised beds where it is then laid to gravel with stone paving that encircles a central plant bed. Scattered around are mature bushes and low-lying shrubs set in front of a painted high timber fence to the majority of the boundaries. To the back left a secure gate opens on to a rear access way that is shared with the neighbour and is where both properties keep a timber shed. A second gate opens on to the garage block and parking for the close where the most immediate garage, fitted with power/light, belongs to this property.

Location

The property is located a short walk from the centre of the bustling market town of Harleston. The town boasts an impressive array of independent retailers plus doctors surgery, post office, chemist, coffee shops and restaurants. Harleston is well known for its popular Wednesday market with free parking, excellent local schooling and a variety of local sports organisations. Located between Diss and Bungay, the town is easily accessible and has good bus routes to all surrounding villages. The small town houses everything you need as well as a direct line to London Liverpool Street from nearby Diss.

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. All mains connected.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: IP20 9HL

Tenure

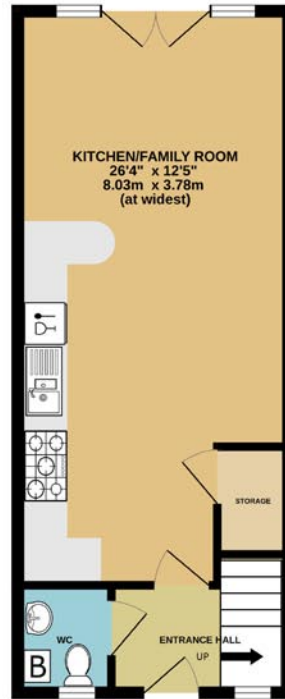
Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £295,000

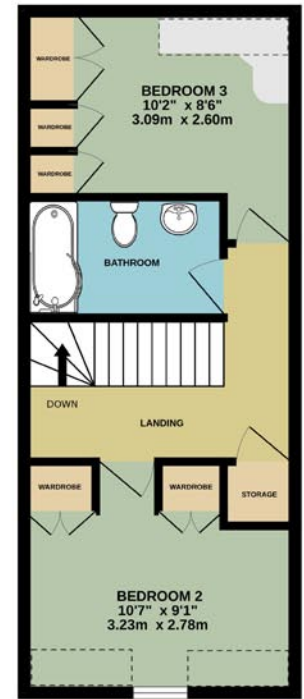
GROUND FLOOR
388 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
388 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 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.
Made with Metropix ©2023

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205



A member of **onTheMarket**™



HARLESTON OFFICE
5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535
harleston@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.