



*Saffron, The Street,
Alburgh, Nr Harleston.*



**MUSKER
M^CINTYRE**
ESTATE AGENTS



A 1970's detached chalet style family home, centrally situated in the well regarded village of Alburgh. The property offers well presented and spacious accommodation of just under 2,000 square feet with three double bedrooms on the first floor as well a study/bedroom four on the ground floor. The property offers ample off-road parking for several cars, a single garage and established gardens to the front and rear.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Family Room
- Study/Bedroom Four
- Kitchen/Breakfast Room
- Utility Room
- Downstairs WC
- First Floor Landing
- Master Bedroom with en-suite shower room and walk-in wardrobe
- Two Further Double Bedrooms
- Shower Room

Outside

- Ample Car Parking for several vehicles
- Single Garage
- Mature Gardens to the front and rear
- Rural Village Location



The Property

The front door opens into the entrance porch which has plenty of space for hanging coats and storage for boots and shoes. A further door opens into the entrance hall with stairs rising to the first floor and wonderful original parquet flooring. Immediately to the left is the study which also could be used as a further bedroom with window overlooking the front aspect. Further along to the left is the cloakroom with WC and wash basin. On the right hand side is the sitting/family room, a lovely bright and spacious room with engineered oak flooring throughout and a fireplace housing the wood burning stove with timber surround and slate hearth. This room overlooks the front aspect with sliding patio doors leading out to the garden at the rear. A door leads into the kitchen/breakfast room (which can also be accessed from the hallway) and is again a good size with ample space for a dining table and chairs. Overlooking the rear, with a door leading out to back garden, the kitchen is well fitted with a matching range of wall base and drawer units complemented by 'granite style' work tops and a central island offering further storage space. There is an integrated dishwasher, 1 ½ bowl stainless sink and drainer and space for an 'American Style' fridge/freezer with a further cupboard housing the oil fired boiler. The electric range cooker is included in the sale. The utility room leads off from the kitchen with window to the rear aspect, and a fitted range of floor to ceiling storage/pantry cupboards, space and plumbing for a washing machine and door leading into the garage. Stairs rise from the hallway to the first floor landing with access to the partly boarded loft space with light and fitted ladder. The spacious master bedroom overlooks the rear with a walk-in wardrobe and en-suite bathroom comprising a panelled bath with shower attachment, wash basin and WC set in a vanity unit, skylight window and heated towel rail. There are two further double bedrooms, the larger of the two with three built-in cupboards and which share the shower room.



Outside

The property is set well back from the road and screened by a laurel hedge. Double timber gates open onto the brick weave driveway which offers plenty of off-road parking and leads to the garage with up and over door, power and light connected. The front garden is laid to lawn and planted with a selection of mature shrubs and perennials. A side access with wrought iron gate leads to the rear garden which is fully enclosed and offers a good degree of privacy. A raised paved terrace extends along the back of the property providing an ideal space for outdoor entertaining. The mature garden is a haven for wild birds and is laid to lawn with established shrub borders and a garden pond. There are two apple trees (one eating and one cooking) and pear tree and a central pergola covered with a wisteria and climbing rose. There is an outside tap as well as an external electric socket and a timber garden shed is included in the sale.

Location

The property is located in the pretty South Norfolk village of Alburgh, conveniently positioned between the bustling market towns of Bungay and Harleston and further benefitting from the highly regarded Alburgh with Denton Primary School and an active village hall which offers regular activities including cinema evenings. Harleston and Bungay both offer a good range of amenities and schooling for all ages and the town of Diss, just a 20 minute drive away, boasts a direct train line to London Liverpool Street. The cathedral city of Norwich is approximately 19 miles away with Southwold on the coast approximately 21 miles away to the East.



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

Oil fired central heating
Mains drainage, water and electricity are connected
EPC Rating: D

Local Authority

South Norfolk District Council
Tax Band: C
Postcode: IP20 0DF

Agents Note

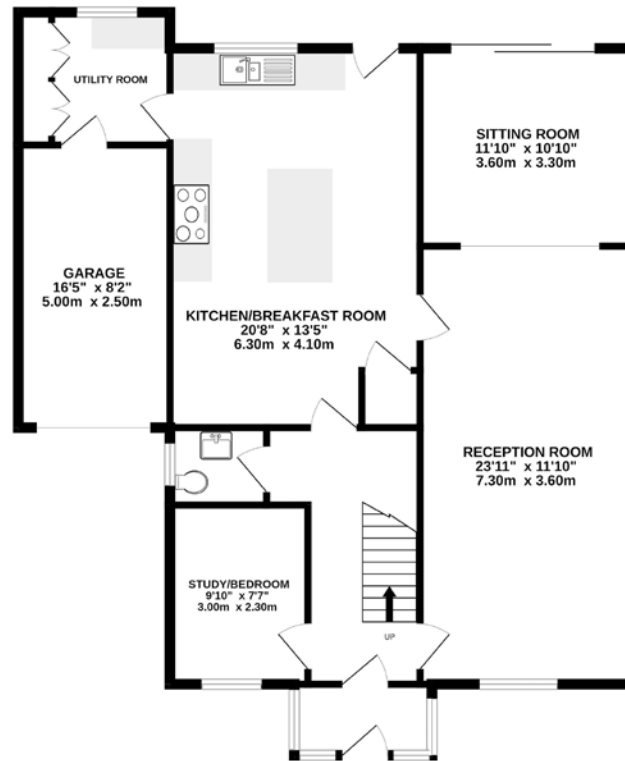
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

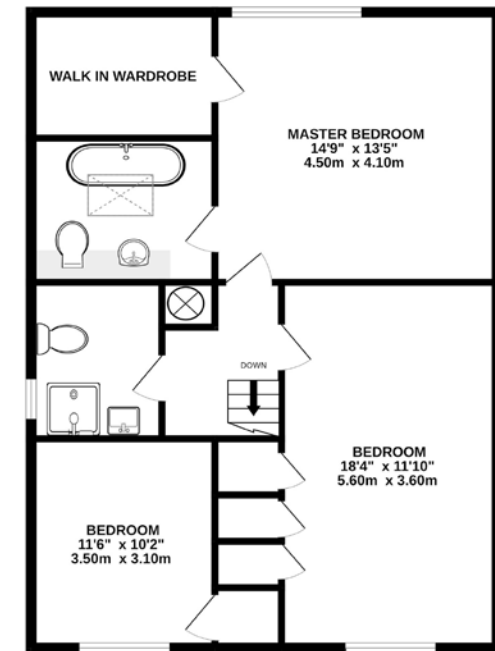
Vacant possession of the freehold will be given on completion.

Guide Price: £495,000

GROUND FLOOR
1106 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 1997 sq.ft. (185.5 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 ©2025

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
Diss 01379 644822
Loddon 01508 521110
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.



HARLESTON OFFICE
5 London Road
Harleston
Norfolk
IP20 9BH
Tel. 01379 882535
harleston@muskermcintyre.co.uk