

*Pemberton Road,
Harleston, Norfolk.*

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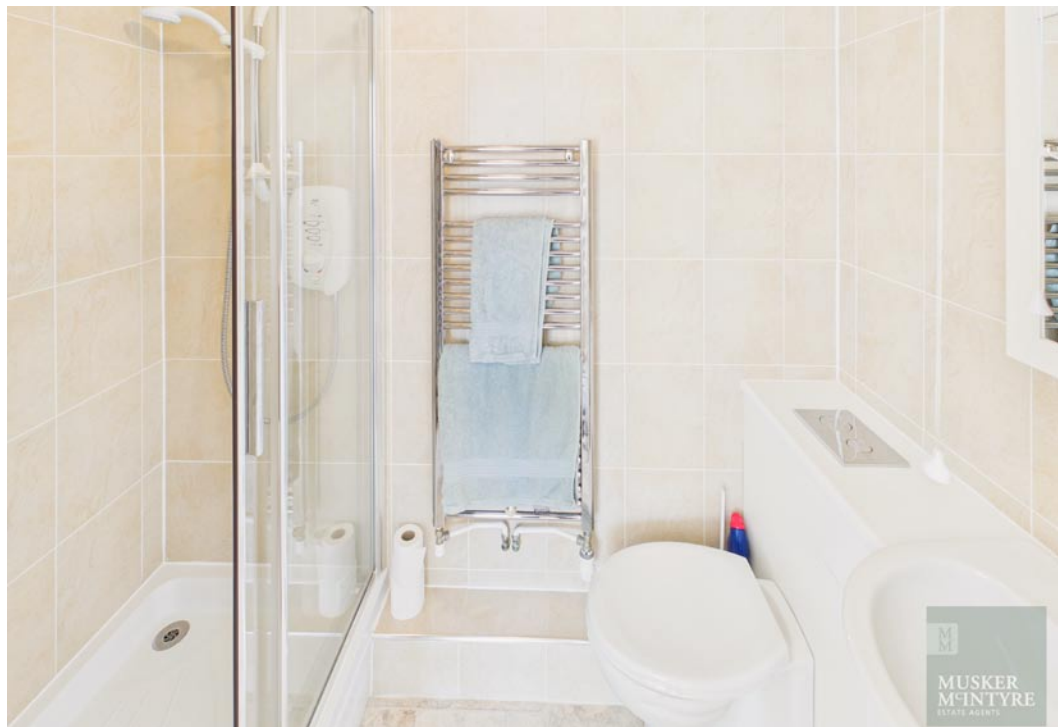
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Situated in a desirable area, convenient for the town centre this detached family home offers beautifully presented accommodation on two floors. The property features extremely spacious and versatile living accommodation including three bedrooms on the ground floor, three reception rooms and two first floor bedrooms with a shower room. The property sits on a generous plot with ample car parking, a detached garage/workshop and attractive front and rear gardens.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Master Bedroom with En-suite Shower Room
- Two Further Ground Floor Bedrooms
- Bathroom
- Second Reception Room
- Dining Room
- Kitchen
- First Floor Landing
- Two Double Bedrooms
- Shower Room

Outside

- Attractive and Established Gardens
- Off-road parking for several cars
- Detached Garage/Workshop
- Convenient for the town centre



The Property

The entrance door opens in the spacious and welcoming hallway with stairs leading to the first floor and useful storage cupboard. To the left is the sitting room with window to the front aspect and fireplace housing the gas fire. The master bedroom also overlooks the front with a range of fitted bedroom furniture and door to the fully tiled shower room. Back into the hallway you will find two further bedrooms and a well appointed bathroom with windows to the side and suite comprising a panelled bath, fully tiled double width shower, WC, basin set in a vanity unit and a heated towel rail. To the rear of the property is the second sitting room offering lovely views and double doors out to the garden and fireplace housing the gas fire. The dining room also overlooks the rear garden and leads through to the kitchen which has an excellent range of wall, base and drawer units fitted by Kitchen Sense in Harleston. There are a range of fitted appliances including a dishwasher, fridge/freezer, double Neff oven, microwave and the induction hob as an extractor over. A cupboard houses the gas fired boiler and a window overlooks the side with a door leading out to the rear garden.

From the hallway, stairs rise to the first floor landing where there are two further double bedrooms and a shower room.



Outside

A timber gate opens onto a shingled parking area in front of the property and continues to the detached garage/workshop with power and light connected. The attractive rear garden is generous in size and is fully enclosed. The garden is mainly laid to lawn with established and pretty borders stocked with variety of spring bulbs, flowers and shrubs with a raised paved patio area which provides an ideal spot for outdoor dining during the summer months. Two garden sheds are included in the sale.

Location

Pemberton Road is a quiet 'no through' road, just off Shotford Road, 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: D

Local Authority

South Norfolk District Council

Tax Band: E

Postcode: IP20 9JJ

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: £475,000



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

162.06 m²
1744.38 ft²

Reduced headroom

6.08 m²
65.4 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.

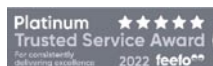
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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