



Oak Tree Way, Harleston, IP20 9EL

Guide Price £450,000 - £475,000

This four bedroom detached house in Harleston, presents an excellent opportunity for a comfortable and modern family home. With its spacious interior, well-designed layout, and desirable location, it offers a perfect combination of style, convenience and tranquillity for those seeking a delightful place to call home.

- Conservatory
- Gas central heating
- Double glazed windows
- Well presented throughout
- En-suite shower room
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

The location of Harleston is situated in the beautiful Norfolk countryside, offering a peaceful and picturesque environment. It provides easy access to natural landscapes, including the Waveney Valley and the Norfolk Broads, which are popular for outdoor activities, such as walking, cycling, and boating. Living in a smaller town like Harleston often means a tight-knit community and a friendly atmosphere. It can be an ideal place to build relationships and engage with the local community through various events, clubs, and organizations. Harleston offers essential amenities like shops, supermarkets, schools, healthcare facilities, and leisure activities. You can enjoy local cafes, restaurants, and pubs, and there may be parks or recreational areas nearby.

Proximity to Larger Towns: Harleston is located approximately 20 miles south of Norwich, the county town of Norfolk. This

means you have access to a wider range of amenities, entertainment options, and employment opportunities in a larger urban area while still enjoying the benefits of a smaller town. If you prefer a quieter and less crowded living environment, Harleston might be appealing. It can provide a peaceful retreat from the hustle and bustle of larger cities.

Description

As you step inside, you'll be greeted by a spacious and inviting entrance hall, setting the tone for the rest of the house. The ground floor boasts a well-designed layout that seamlessly combines practicality and style. The living diner is a focal point, offering a generous space for relaxation and entertainment, with windows allowing natural light to flood the room. For the winter months you also have a feature marble fireplace, perfect for chilly evenings when you just want to cozy up. The kitchen comes equipped with modern appliances, ample storage, and countertop space for meal preparation. Located to the rear of

the house it also takes in enjoyable views over the garden. The first floor is home to four well-proportioned bedrooms, offering comfort and privacy for the whole family. The master bedroom, with its en-suite shower room, provides a peaceful sanctuary, while the remaining bedrooms share access to a modern family bathroom.

Externally

Upon approaching the house which is nestled at the end of the cul-de-sac, you'll notice its attractive exterior, featuring a well-maintained front garden and a private driveway leading up to the garage. The south facing rear garden is some what of a wonderland for any gardening enthusiast, with an array of different plants, shrubs and trees, you can prune until your heart is content. Currently in the garden there is a chicken coup which is home to numerous residents, one of which being a duck, the owners inform us that they could potentially remain if desired.

The rooms are as follows:

ENTRANCE PORCH: Entry via upvc double glazed door, exposed brickwork, oak flooring, leading into the entrance hall.

ENTRANCE HALL: Providing access to the reception rooms, kitchen and wc. Oak flooring. Stairs rising to first floor level.

LOUNGE/DINER: 27' 6" x 11' 5" (8.38m x 3.48m) Window to front aspect, fireplace with convector fire upon a marble hearth to side, oak flooring.

CONSERVATORY: 8' 8" x 18' 10" (2.64m x 5.74m) With windows to side and rear aspects and French doors giving access on to the garden, oak flooring.

KITCHEN: 8' 8" x 14' 0" (2.64m x 4.27m) The kitchen offers a good range of wall and floor units, solid wood work surfaces,

inset ceramic sink with drainer, part tiled part panelled splashbacks, space for cooker. Window to rear aspect and door to side giving external access. Oak flooring.

FIRST FLOOR LEVEL - LANDING:

With window to front aspect, airing cupboard to side and access to loft space above.

MASTER BEDROOM: 13' 5" x 11' 5" (4.09m x 3.48m) With window to front aspect and having the luxury of en-suite facilities.

EN-SUITE: 5' 7" x 7' 5" (1.71m x 2.26m) Comprising double shower cubicle, hand wash basin and low level wc. Heated towel rail. Frosted window to side. Tiled walls and flooring.

BEDROOM TWO: 11' 11" x 8' 8" (3.63m x 2.64m) With window to front aspect.

BEDROOM THREE: 11' 2" x 7' 11" (3.41m x 2.41m) With window to rear aspect.

BEDROOM FOUR: 7' 7" x 11' 5" (2.31m x 3.48m) Window to rear aspect.

BATHROOM: 7' 6" x 6' 10" (2.29m x 2.08m) With frosted window to rear comprising panelled bath, low level wc, hand wash basin. Heated towel rail. Tiled flooring.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - D

Council Tax Band - D

Tenure - freehold

OUR REF: 8326



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1397.48 ft²

Reduced headroom
12.65 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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