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*Kestrel Close,*  
Harleston, Norfolk

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McINTYRE**  
ESTATE AGENTS





Overlooking the green, this beautifully presented, detached family home was completed in 2019 and offers spacious and flexible accommodation over three floors. With open plan living accommodation and four double bedrooms (two with en-suite facilities) the property also benefits from driveway parking, garage and attractive gardens with a summerhouse/studio at the rear.

Accommodation comprises briefly:

- Spacious Entrance Hall
  - Study
  - Cloakroom
  - Open Plan Sitting Room/Dining Room/Kitchen
  - Utility Room
  - First Floor Landing
  - Three Double Bedrooms (one with en-suite)
  - Family Bathroom
  - Second Floor Master Bedroom with En-Suite
  - Dressing Room
- Outside
- Attractive Gardens
  - Single Garage with Electric Door
  - Driveway Parking
  - Fully insulated summerhouse/home office/studio



### The Property

The front door opens into the spacious and welcoming entrance hall with stairs rising to the first floor accommodation, high gloss tiled flooring which flows through to the kitchen and door to the cloakroom. Immediately on the left hand side is the study/snug which overlooks the front aspect with fitted window shutters. To the right is the sitting/dining room which is open plan through to the kitchen, double aspect, both windows with fitted shutters and full of natural light. The kitchen area has ample space for a table and chairs with window to the rear and doors opening into the rear garden. The kitchen is well fitted with a matching range of cream wall, base and drawer units, worktops with inset ceramic 1 ½ bowl sink, integrated dishwasher and fridge/freezer, 'Zanussi' double oven and induction hob with extractor over. The utility room leads off from the kitchen and has a door leading out to the side, wall and base units, ceramic sink and plumbing for a washing machine.

Stairs rise to the first floor landing where you will find three double bedrooms and bathroom. The larger of the bedrooms has an en-suite shower room. Further stairs lead up to the second floor with a spacious master bedroom suite with Velux windows and door to the well appointed en-suite shower room. A further room on this floor would make an ideal dressing room with built-in cupboards.







## Outside

A brick weave driveway provides off-road parking and leads to the single garage with electric up and over door, power and light connected. The front garden is laid to lawn and enclosed with iron railings and gate with path leading to the front door. A side gate leads through to the attractive and well maintained rear garden, fully enclosed and laid to lawn with raised flower beds. Paved areas to the rear of the house provide ideal spaces for outside entertaining and the summerhouse, which is fully insulated with a power supply and light would also make an ideal home office/studio.

## 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 including curtains 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 – underfloor heating throughout the ground floor and radiators on the first and second floors.

Mains drainage, electricity and water are connected.

EPC Rating: B

A service charge is payable (currently £218 per annum) for upkeep of the green area.

### Local Authority

South Norfolk District Council

Tax Band: D

Postcode: IP20 9FA

### 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: £425,000



**Approx. Gross Internal Floor Area 1837 sq. ft / 170.79 sq. m (Including Garage)**

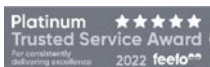
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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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