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*Garden House, Paynes Hill,  
Alburgh, Nr Harleston.*

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**MUSKER  
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ESTATE AGENTS



Situated on the edge of the village with stunning countryside views, this beautifully presented 'barn style' detached house was built just three years ago to an exceptionally high standard with good quality fittings throughout and is extremely energy efficient with solar panels and air source heat pump. The property offers wonderful open plan living accommodation as well as a conservatory and three double bedrooms with an en-suite to the master bedroom. Outside there is ample car parking, a double cart lodge and enclosed gardens. An internal viewing is a must to appreciate what this lovely home has to offer.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Study/Snug
- Open Plan Sitting/Dining Room/Kitchen
- Conservatory
- First Floor Landing
- Master Bedroom with En-suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom

Outside

- Ample Off-Road Parking for several vehicles
- Double Cart Lodge
- Attractive Gardens
- Stunning Countryside Views
- Edge of village location



### The Property

Entering through the front door you are greeted by a light and welcoming entrance hall with stairs rising to the first floor and Travertine tiled flooring which flows through to most of the downstairs living space. The cloakroom is to your right hand side as well as a useful utility cupboard with plumbing for a washing machine. Ahead of you is the study/snug which overlooks the front aspect. Back in the hallway a glazed door opens into the fabulous kitchen which is open plan through to the dining area and sitting room. Fitted to the highest quality, the kitchen has an extensive range of pale green wall, base and drawer units with solid granite work tops, central island unit with further storage and a double ceramic Butler sink. A range of appliances include a Bosch oven with separate combination microwave, gas hob (bottled gas) integrated fridge/freezer, dishwasher as well as the electric Aga which is included in the sale.

The sitting room overlooks the front aspect with bi-fold doors opening onto an attractive paved terrace. A brick fireplace and hearth houses the wood burning stove and creates a cosy focal point and this room is laid with solid oak flooring. Back into the kitchen area a door opens into the conservatory which offers stunning views over open countryside and bi-fold doors which open onto a further paved seating area. From the hallway stairs rise to the spacious first floor landing. The master bedroom overlooks the front aspect with en-suite shower room which is fully tiled and comprises a corner shower cubicle, wash basin, WC and heated towel rail. There are two further double bedrooms both offering stunning, far reaching countryside views. The family bathroom again is fully tiled and comprises a 'p' shaped bath with shower over and glazed screen, wash basin, WC and heated towel rail.



## Outside

Double five-bar timber gates open onto a gravelled parking area offering parking for a number of vehicles and leads to the double cart lodge/workshop which has double timber doors to one side and power and light connected. An attractive paved terrace to the front of the property is enclosed by picket fencing with a gate which leads to a lawned area planted with trees and shrubs. To the side of the property is a paved seating area where you can sit and enjoy the fabulous views and beautiful sunsets.

## Location

The property is located on the edge of 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. Harleston and Bungay both offer a good range of amenities and schooling for all ages and 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

Air Source Heat pump for heating and hot water. Underfloor heating throughout the ground floor.

Solar Panels.

Mains drainage, electricity and water are connected.

EPC Rating: A

### Local Authority

South Norfolk District Council

Tax Band: D

Postcode: IP20 0AR

### Agents Note

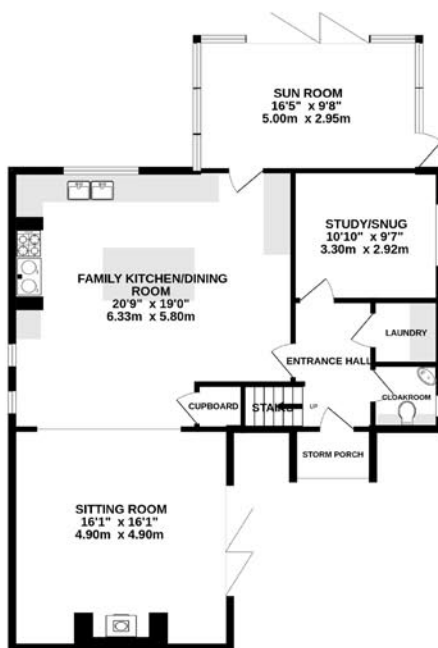
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

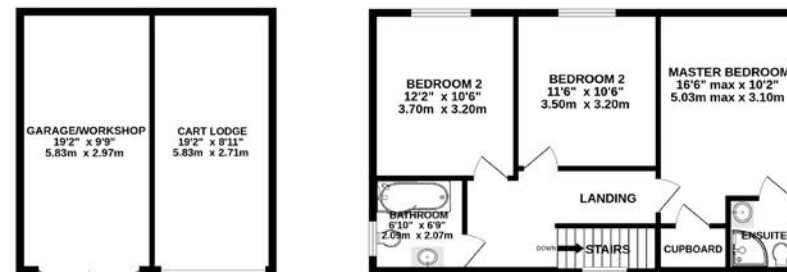
Vacant possession of the freehold will be given on completion.

Guide Price: £595,000

GROUND FLOOR  
1389 sq.ft. (129.0 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1992 sq.ft. (185.1 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.  
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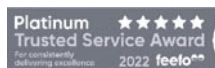
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816  
Diss 01379 644822  
Loddon 01508 521110  
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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.



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