

*15a Wilderness Close,*  
Harleston, Norfolk

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McINTYRE**  
ESTATE AGENTS



A rare opportunity to purchase a semi-detached property in a quiet cul-de-sac close to the centre of Harleston with planning permission to convert into a one bedroomed, single storey dwelling. An ideal project which would be ideal for single purchasers, couples looking to create a bright, airy home or for investors. The property, which was run as a hair salon for many years, currently comprises a small entrance porch leading into a large through room, once the salon, with doors leading into a kitchen then another into the cloakroom.

Planning Permission has been passed for the purchaser to create a one bedroomed, single storey property with an open plan living room/kitchen and a shower room.

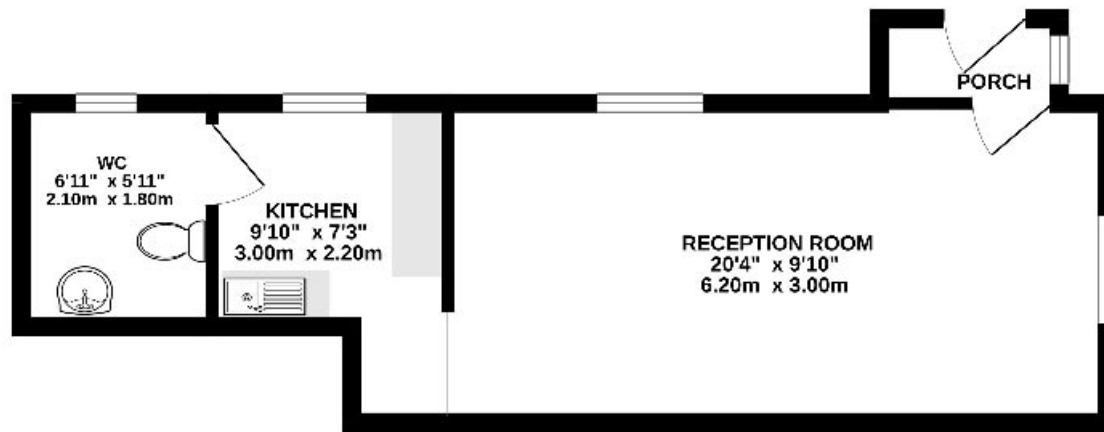


### Outside

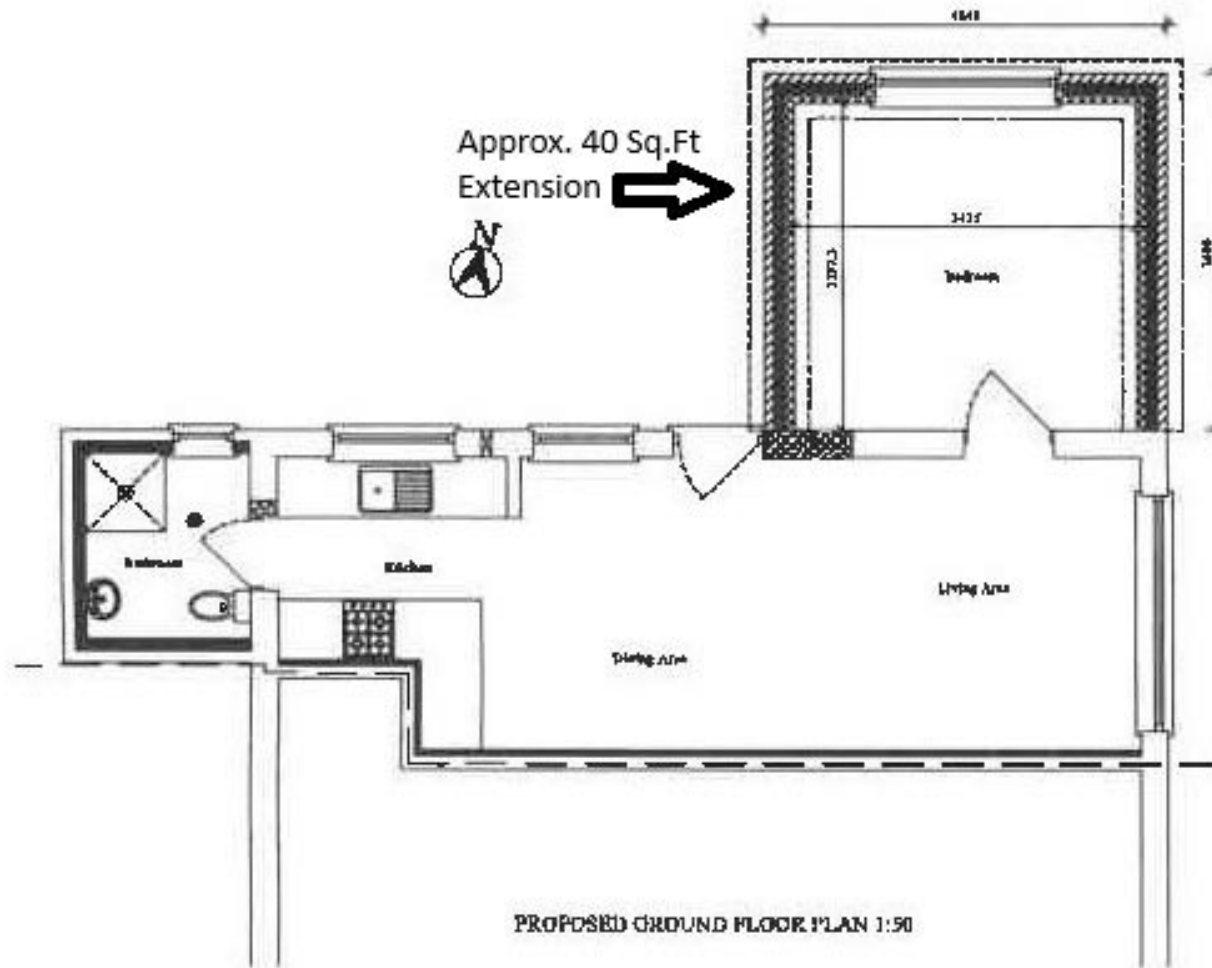
To the front of the property is a gravelled area that could be used as a garden area and/or parking space if required. There is also a small area to the side of the property suitable for storage/shed or bins.

### Location

The property is situated close to 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. With good local schooling here as well as in Stradbroke and Bungay, the town further boasts an impressive array of independent shops, doctors 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.



**Existing Plan**  
312 sq.ft (29.0 sq.m) approx.



**Proposed Plan**  
352 sq.ft (32.7 sq.m) approx.

### 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

Electric heating and hot water. Mains gas, water and electricity. Mains drainage.

Energy Rating: E

### Local Authority:

South Norfolk Council

Tax Band: A (current)

Postcode: IP20 9DB

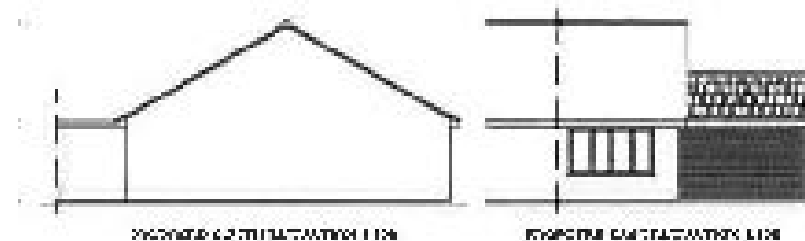
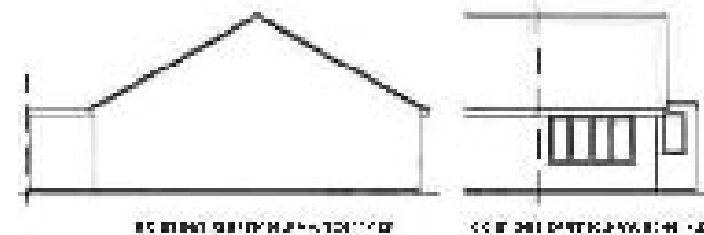
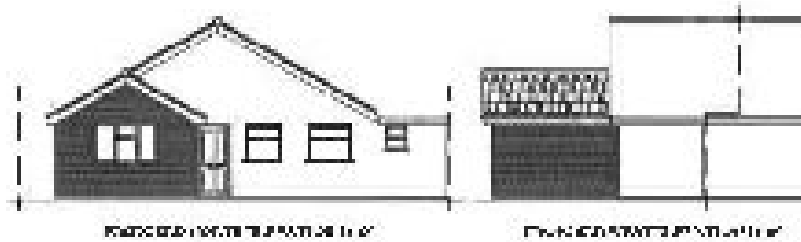
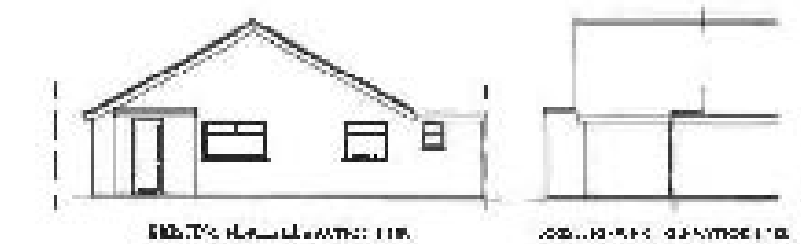
### Tenure

Vacant possession of the freehold will be given upon completion.

### 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.

**Offers In Excess Of: £75,000**



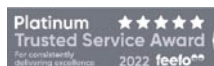
**To arrange a viewing, please call 01379 882535**

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160  
Diss 01379 644822  
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Halesworth 01986 888205

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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](mailto:harleston@muskermcintyre.co.uk)