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Cranes Meadow,
Harleston, Norfolk

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ESTATE AGENTS

Situated in this popular residential area, yet enjoying the most delightful position and plot overlooking the green space that separates Cranes Meadow and Wilderness Lane. This deceptively spacious detached bungalow has been owned from new and well maintained, now offering a new owner the opportunity to complete some light cosmetic updating to suit their own taste. Boasting a large sitting/dining room, kitchen, bathroom and separate WC along with three bedrooms, whilst outside we find a garage, driveway parking and a generous, sunny South/Westerly facing rear garden, viewing is recommended.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Kitchen
- Bathroom
- Master Bedroom with built-in wardrobes
- Bedroom Two with built-in wardrobes
- Bedroom Three/Study

Outside

- Attached Single Garage and Driveway Parking
- Attractive South/Westerly Facing Rear Garden
- Convenient for the town centre

The Property

The entrance door opens in the spacious and welcoming hallway with door into the cloakroom, airing cupboard and loft access hatch. The sitting/dining is generous in size with sliding patio doors opening into the rear garden with a further window also overlooking the garden. The kitchen is well fitted with a matching range of 'wood effect' wall, base and drawer units, ample worktop space with inset stainless steel sink, space for appliances and a built-in oven with gas hob and extractor over. There is a window and door to the side aspect and wall mounted gas fired boiler. Two double bedrooms overlook the front aspect, both with built-in wardrobes and a further bedroom has a window to the side. The bathroom completes the accommodation with suite comprising a panelled bath with shower attachment and glazed screen, pedestal wash basin and WC.

Outside

Entering Cranes meadow we pass the large open green space on our right and take the following turn that gives access to numbers 2, 4 & 6. Number 6 is found superbly situated overlooking the green and enjoying its generous corner plot. A brick weave drive way offers ample parking and turning space whilst leading to the garage where a roller door provides vehicular access. Adjacent we step under the storm porch to the front door whilst to the front and side areas of garden could offer further parking and the ability to access the rear with a trailer or small vehicle. At the rear the generous garden enjoys a south westerly aspect and in the main is laid to lawn with a variety of former flower beds and garden areas. The space is fully enclosed with timber fencing and a variety of established shrubs are found. A timber shed is in situ and a personal door opens to the garage.

Cranes Meadow, Harleston





Location

The property location is notable as albeit situated on Cranes Meadow the bungalow is set to the front of the development enjoying a view over the green space that separates here and Wilderness Lane. Cranes Meadow 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 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.

Mains drainage, electricity and water are connected.

EPC Rating: TBA

Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 9BY

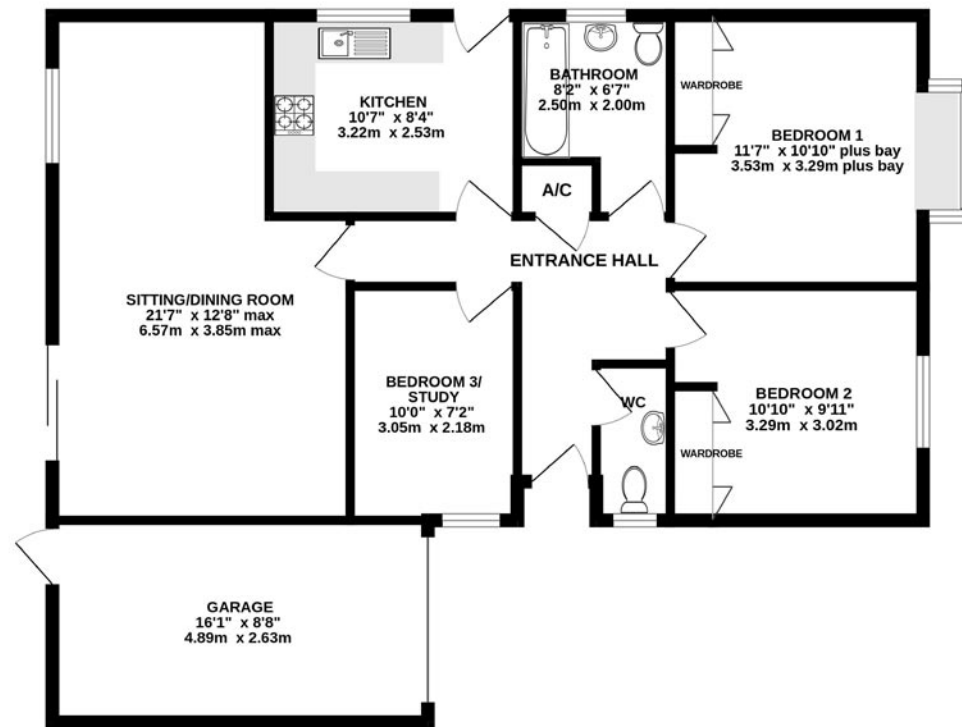
Tenure

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.

GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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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Guide Price: £295,000

To arrange a viewing, please call 01379 882535

Covering Norfolk & Suffolk:

Harleston 01379 882535

Bungay 01986 888160

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.