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Candlers Lane,
Harleston, Norfolk.

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ESTATE AGENTS



Candlers Lane, Harleston

Set in a secluded and private position yet a short distance from the town centre, this beautifully presented family home offers generous and versatile accommodation and sits in well tended and established gardens with extensive parking, double garage and heated outdoor swimming pool.

Accommodation comprises briefly:

- Spacious reception hall
- Dual aspect sitting room opening into a garden room
- Dining room
- Kitchen
- Utility room
- Conservatory
- Family bathroom
- Master bedroom with en-suite wet room
- Two further double ground floor bedrooms
- First floor guest suite with bathroom and dressing area
- Heated outdoor swimming pool with changing room, shower and WC
- Double garage
- Ample car parking
- Extensive and beautifully maintained gardens
- Private and secluded setting
- Convenient for town centre



The Property

The front door opens into a spacious and welcoming reception hall with doors to the main living accommodation. The sitting room is a beautifully light room with sliding patio doors leading into a garden room with views towards the front garden. The dining room leads off the sitting room with sliding doors leading out to a paved seating area surrounded by established flowering shrubs and plants. The kitchen is well fitted with a range of base, wall and drawer units, stainless steel sink and Leisure Rangemaster with extractor over and the utility room next door also has fitted wall and base units, space and plumbing for washing machine and sink. The conservatory leads out to the rear with views over the swimming pool. There are three double bedrooms on the ground floor, the master bedroom has an en-suite wet room and fitted wardrobe cupboard. The family bathroom comprises panelled bath with shower over, WC and wash basin. Stairs rise from the hallway, this area is currently being used as a study to the spacious first floor guest suite with bathroom and dressing area.





Gardens and Grounds

The property is approached across a long driveway leading to the attached double garage. The extensive gardens to the front and side of the property, offer a good degree of privacy and are laid to lawn with a number of mature trees and pretty flower and shrub borders. To the rear of the property the garden is fully paved with heated outdoor swimming pool

Location

Harleston is a small vibrant market town, nestled in the beautiful Waveney Valley, some 20 miles inland from the Suffolk Heritage Coast. The town's history is reflected in its Georgian town houses, fine timber buildings and other landmarks such as the Italianate clock tower. Harleston boasts an impressive array of independent shops, as well as doctors surgery, dentist, bank, post office, chemist, hotels, pubs and garage. There is free parking in the centre of town where a number of food outlets can be found including a delicatessen and small supermarkets, as well as a market every Wednesday selling fresh produce. There are local schools, a library and a community centre. The city of Norwich is about 20 miles to the north, whilst the historical town of Bury St Edmunds lies approximately 30 miles to the west. Two major supermarkets can be found



Fixtures and 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.
All mains connected.
Energy Rating: tbc

Tenure

Vacant possession of the freehold will be given upon completion.

Local Authority

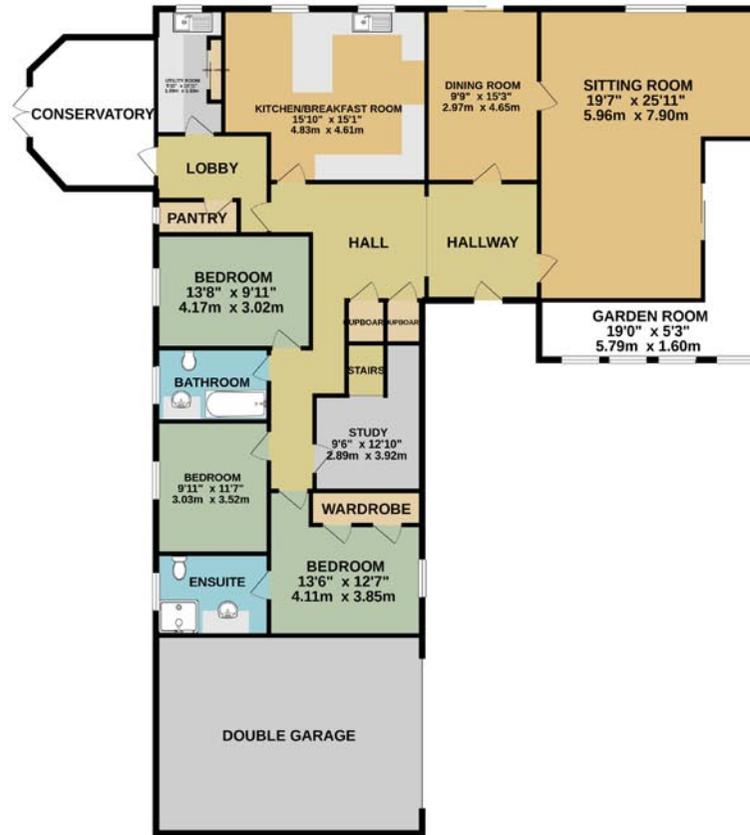
South Norfolk District Council
Tax Band: F
Postcode: IP20 9JA

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.

Guide Price: £750,000

GROUND FLOOR
2681 sq.ft. (249.1 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 3291 sq.ft. (305.7 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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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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