

M
M

Robin Avenue,
Harleston, Norfolk

M
M

**MUSKER
MCINTYRE**
ESTATE AGENTS

Diss - 10.9 miles
Bungay - 7.8 miles
Norwich - 23.2 miles

A beautifully presented modern detached family home, built in 2013 and improved throughout by the current vendors and featuring generous accommodation including two generous reception rooms, bright kitchen/dining room, four bedrooms and landscaped gardens plus ample driveway parking and single garage.

Accommodation comprises briefly:-

- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Master Bedroom with En-suite Shower Room
- Three further Bedrooms
- Family Bathroom
- Landscaped Garden
- Detached Single Garage
- Solar powered hot water system
- Driveway parking for two cars
- Walking distance to town centre



The Property

A half glazed front door opens into a light and welcoming entrance hallway with ample space for coats and boots, stairs leading to the upstairs accommodation and a door on the left hand side leading into the cloakroom. Overlooking the front and rear aspect, the kitchen/breakfast room benefits from an excellent range of wall and base units with low maintenance flooring and inset 1 1/4 bowl sink and drainer, it further incorporates single electric oven with four ring gas hob and extractor hood over, integrated washing machine and dishwasher with cupboard housing gas fired boiler. Enjoying a sunny dual aspect overlooking the front and side aspect, the separate dining room sits adjacent to a beautiful sitting room which in turn enjoys views over the pretty enclosed garden with French doors leading outside and double doors leading from the dining room.

Stairs rise from the entrance hall to the landing with access hatch to loft storage and cupboard with solar heated water control panel. The master bedroom overlooks the front and side aspect (overlooking the green to the front) and benefits from inbuilt wardrobes plus en-suite shower room. There are three further beautifully presented bedrooms overlooking front and rear aspects respectively and sharing a contemporary family bathroom fitted with three piece white bathroom suite and with with opaque window to the rear.

Outside

To the front of the property is a small lawned area with footpath leading to the front door with storm porch. Immediately to the right of the house is a brick-weave driveway affording off-road parking for two cars, this leads to a detached single garage. To the rear of the property lies an enclosed garden, primarily laid to lawn with a raised decking area; there is a further area immediately to the side of the garage currently being used as a child-friendly space. Overall, the rear garden enjoys a sunny aspect, enclosed by brick walls and enjoys a good degree of privacy unusual for such a modern development.

Robin Avenue, Harleston



Location

The property is located within walking distance of 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, delicatessen 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 in 100 minutes.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and solar powered hot water.

Mains water, electricity and drainage.

EER - B

There is a yearly service charge payable as a contribution towards the upkeep of the green opposite, for the year 2016/17 this is £93.30.

Local Authority:

South Norfolk District Council

Council Tax Band: D

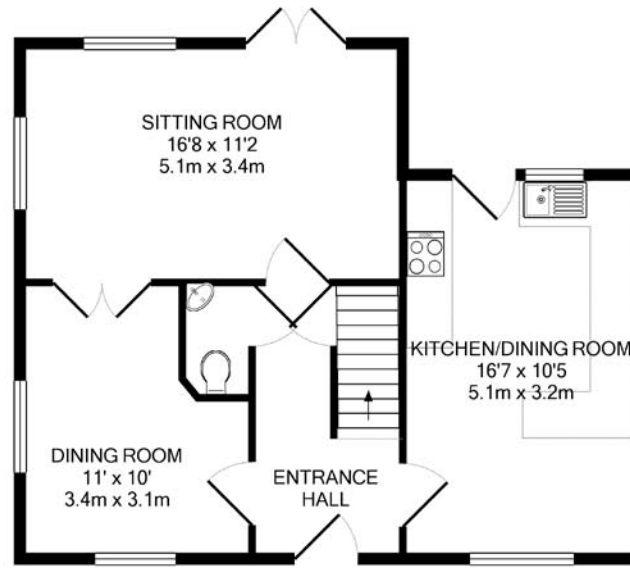
Postal Code: IP20 9GN

Tenure

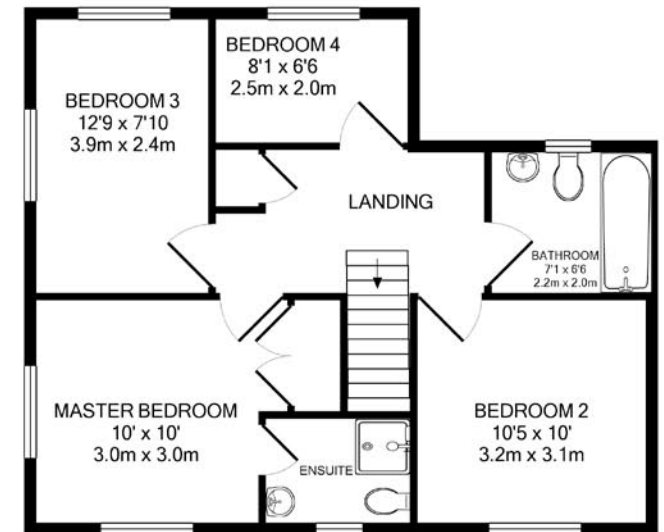
Vacant possession of the **freehold** will be given upon completion.

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



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2016

Guide Price: £250,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bury St Edmunds	01284 848454
Norwich City Centre	01603 859343
Diss	01379 644822
Bungay	01986 888160
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205
Saxmundham	01728 888117



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