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Wilderness Lane,
Harleston, Norfolk

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MCINTYRE
ESTATE AGENTS



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

Wilderness Lane, Harleston

Dating from the 1950s with later extensions, this imposing, double-fronted and detached family home occupies a substantial plot in the centre of Harleston. Offering impressive and ample living accommodation including large kitchen/dining room, three reception rooms, study and four spacious bedrooms, we understand from the vendor that there is also potential to develop the plot.

Accommodation comprises briefly:

- Reception hall
- Cloakroom
- Study
- Sitting room • Sun room
- Kitchen/dining room
- Utility room
- Master bedroom
- Ensuite shower room
- Three further double bedrooms
- Family bathroom
- Double garage
- Ample driveway parking
- Fully enclosed large rear garden
- Development potential
- Town centre location



Location

The property is located on Wilderness Lane, in the centre of the handsome market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is 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.



The Property

A part glazed oak front door opens to reveal an impressive reception hall, with windows to front, impressive glass domed roof and oak flooring. A useful cloaks cupboard with hanging rail and storage leads through to the cloakroom with WC, wall mounted basin and heated towel rail. A door to the left hand side opens into the study which overlooks the front of the property. The sitting room again overlooks the front of the property and benefits from an open fireplace with tiled hearth and wooden surround, this room opens through to a fabulous sun room with windows to front and side, Velux windows above and double doors leading out to the rear garden. A good sized kitchen/dining room with feature fireplace overlooks the rear garden and would benefit from some updating but offers ample space for dining table and chairs. It currently comprises a range of wood fronted wall, base and drawer units with wood effect worktops and tiled splashbacks. It further comprises eye level electric oven, 4 ring electric hob, plumbing for washing machine and dishwasher and space for American style fridge/freezer. A separate utility room with window to rear accesses the garage whilst a stable door accesses the rear garden.

Stairs rise from the hallway to the landing with split staircase leading up to the bedroom accommodation. The master bedroom overlooks the rear garden, is fitted with a range of wardrobes and bedroom furniture and benefits from an ensuite bathroom with four piece suite including bidet and corner bath with shower attachment over. Three further double bedrooms overlook front and rear respectively and share the family bathroom incorporating airing cupboard and comprising three piece suite and walk-in shower.

Outside

The property is approached via a large driveway which offers ample parking for several vehicles. A double garage benefits from electric up and over doors and incorporates space for workshop and cupboard for storage. Gated access on both sides of the property lead round to a large and fully enclosed rear garden, mainly laid to lawn with surrounding floral borders and attractive pergola planted up with an established collection of climbers, including honeysuckle and wisteria. A sunny patio area incorporates a water feature and offers idyllic space for outside entertaining.



Fixtures and Fittings

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

Services

Mains electricity and water connected. Gas fired radiator central heating.

Local Authority

South Norfolk District Council

Tax Band: E

Postcode: IP20 9DD

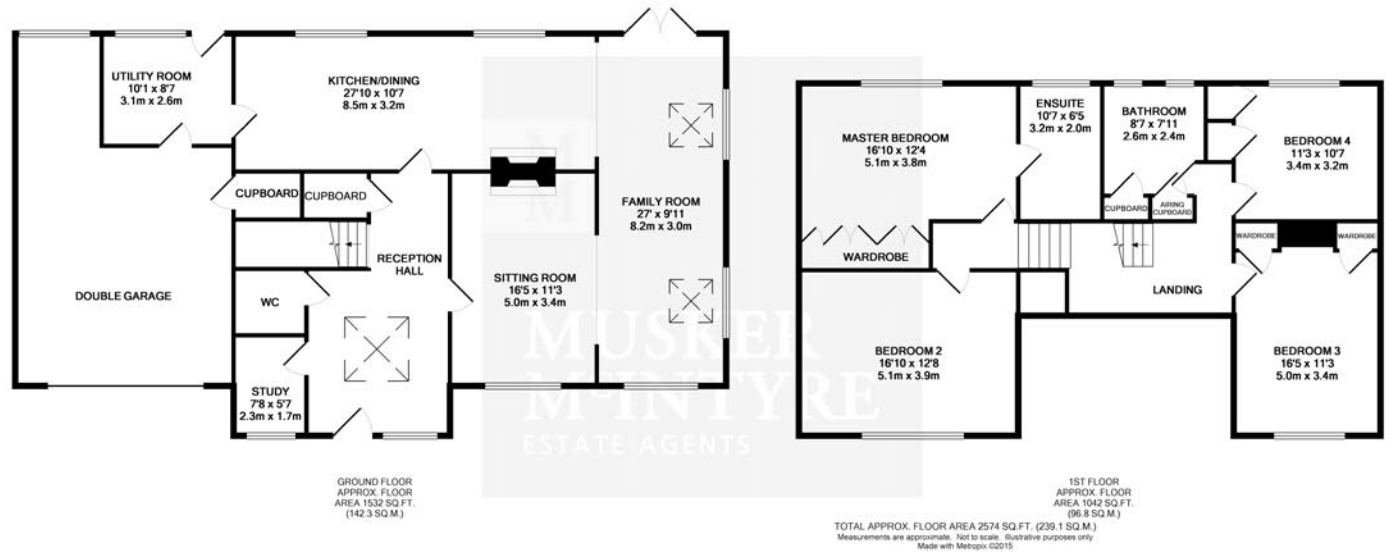
EPC Rating: C

Tenure

Vacant possession of the freehold will be given upon completion.

Agent's 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: £390,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bury St Edmunds	01284 848454
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Bungay	01986 888160
Beccles	01502 710180
Loddon	01508 521110
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.



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