



M
M

Mulberry View,
Tudor Rose Way, Harleston, Norfolk.

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS



A newly built, individual detached house, constructed by well regarded local builders Crockfords and situated in the centre of the town. The property has been finished to an extremely high specification and offers spacious and flexible accommodation. Although the property currently has three bedrooms, a fourth bedroom could easily be incorporated on the first floor.

Accommodation comprises briefly:

- Spacious entrance hall
- Open plan kitchen/dining/living accommodation
- Utility room
- Cloakroom
- Ground floor master suite with en-suite shower room
- Spacious open landing area with potential for fourth bedroom
- Two first floor bedrooms one with en-suite shower room
- Family bathroom
- Double garage
- Garden

Mulberry View, Harleston



Location

The property can be found close to the centre of Harleston, 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 in Diss, just a 15 minute drive away, that also boasts a direct line train to London Liverpool Street station in 90 minutes.



The Property

The front door opens into a beautifully light and space entrance hall with tiled flooring which flows through to the living accommodation, oak staircase leading to the first floor accommodation, cloaks cupboard and door into the garage. Steps lead down to the open plan kitchen and living area, another beautifully light room with two sets of double doors leading out to the garden. The stunning contemporary style kitchen has a central island and is fitted with an excellent range of wall, base and drawer units and integrated appliances. A brick fireplace (which could be fitted with a wood burner) creates a central focal point in the living space.

From the hallway a door leads into the utility room with stainless steel sink window to the side aspect and cupboard which houses the controls for the air source heating system. A further door leads into the cloakroom with window to the side, WC and wash basin. The spacious master bedroom suite is situated on the ground floor, a double aspect room with built-in double wardrobes and en-suite shower room.

Stairs lead to the first floor landing area, a large open space which could be used as an additional sitting room or easily made into a fourth bedroom. There are currently two further double bedrooms, one with an en-suite and built-in wardrobes. The family bathroom comprises panelled bath, fully tiled shower, WC and wash basin.

Outside

The property is approached across a driveway and leads to the double garage with electric door, power and light connected and with a water harvesting system connected. The main garden is to the side of the house and will be laid to lawn and paved.



Services

Air source heating system and 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: tbc

Postcode: IP20 9QH

Agents Note

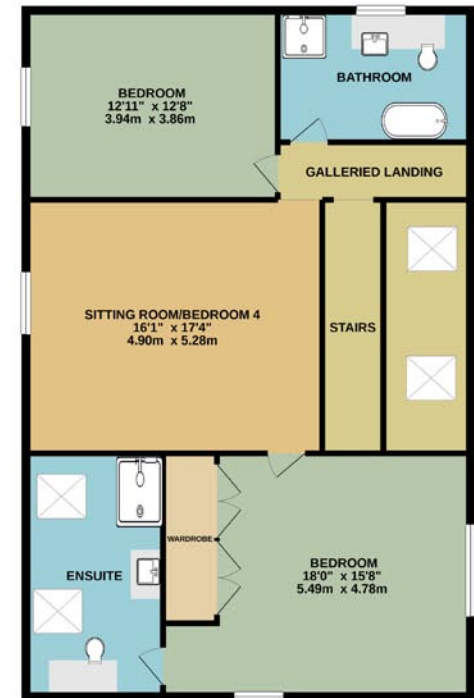
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GUIDE PRICE: £550,000

GROUND FLOOR
1693 sq.ft. (157.3 sq.m.) approx.



1ST FLOOR
1364 sq.ft. (126.7 sq.m.) approx.



TOTAL FLOOR AREA : 3057 sq.ft. (284.0 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.
Made with Metropix ©2021

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Diss	01379 644822
Bungay	01986 888160
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205

A member of **OnTheMarket**™

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