



M  
M

*Low Road,*  
Alburgh, Nr Harleston, Norfolk.

M  
M

**MUSKER  
McINTYRE**  
ESTATE AGENTS





Enjoying an enviably private position within this small complex of barns in the sought-after, rural village of Alburgh, this stunning detached barn conversion sits on a plot of approx 0.75 acres and boasts a private driveway, beautifully landscaped gardens and light, well appointed and spacious accommodation including the option for 'granny annexe' if desired.

## *Low Road, Alburgh*

### **Accommodation comprises briefly:-**

- Entrance hallway
- Kitchen/breakfast room
- Study/home office with private entrance
- Dining room
- Sitting room
- Conservatory
- Master bedroom
- En-suite shower room
- Two further double bedrooms
- Family bathroom
- Large, private driveway
- Extensive lawned gardens with patio
- Two outbuildings
- Scope for garage/cart lodge if desired
- Solar panels providing heating & hot water



### **The Property**

Converted in 1986 but completely refurbished in recent years, this property was formerly 'the store' to the cattle sheds. Re-roofed in 2011 and refurbished at around the same time, the property is well appointed and presented in immaculate condition. A part glazed entrance door opens into a sunny entrance hallway with windows to front and space and hanging for coats and boots. A pine door to the right hand side accesses the sitting room, with vaulted ceiling and brick fireplace with cast iron gas coal effect stove, window to front and double doors to conservatory which in turn offers access to and stunning views over the garden. Through attractive open stud work, a spacious dining room accesses the kitchen/breakfast room through an open archway. A beautiful kitchen has been well fitted with an excellent range of cream wall, base and drawer units with matching dresser units at the rear and a central matching island unit offering space for breakfast bar with storage under. With granite effect worktops and tiled splashbacks, it further comprises ceramic sink and drainer, water softener, Neff double oven with 4 ring gas hob and extractor hood over, integrated washing machine and dishwasher, space for large fridge/freezer and inbuilt pantry cupboard.

A pine door beyond opens into a good sized study/home office which, with its own access to the driveway, would lend itself to a 'granny annexe' if desired. An inner hallway to the right hand side of the property accesses the bedrooms. Boasting a sunny double aspect and ample space for furniture, the master bedroom benefits from an en-suite shower room with large walk-in shower, WC and washbasin with heated towel rail. Two further double bedrooms overlook the gorgeous garden and share the family bathroom comprising P-shaped bath with shower attachment over, WC and washbasin and also housing the airing cupboard as well as access hatch to loft space.









### Outside

The property is accessed over a long, private gravelled driveway with ample parking at the end next to the property. Two painted timber outbuildings adjacent offer excellent storage. Gated access on both sides of the property lead round to a beautifully landscaped garden, screened by high hedging to the right hand side to offer a high degree of privacy, flanked on all sides by well established and well maintained trees, it is mainly laid to lawn and interspersed with large, well stocked flower and shrub beds. A patio accessed from the conservatory offers lovely outside entertaining space in the sunny months.

### Location

The property is located in the pretty Norfolk village of Alburgh, conveniently positioned between the bustling market towns of Bungay and Harleston and further benefitting from the highly regarded Alburgh with Denton Primary School. 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.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

### Services

Solar panels providing heating (at the higher rate and guaranteed until 2036)  
LPG for cooking and gas fire  
Mains electricity  
Private drainage - shared with three other properties

Energy Rating: E

### Local Authority:

South Norfolk District Council  
Tax Band: F  
Postcode: IP20 0BZ

### Tenure

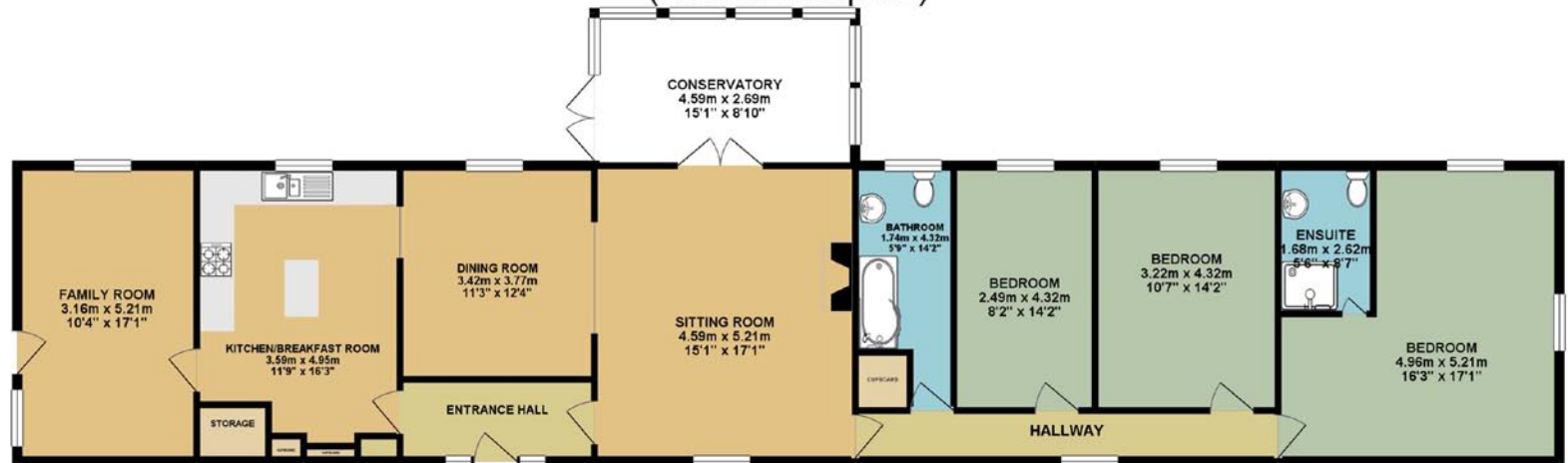
Vacant possession of the **freehold** will be given upon completion.

### 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.

**Guide Price: £485,000**

## GROUND FLOOR 154.06 sq. m. ( 1658.26 sq. ft. )



TOTAL FLOOR AREA : 154.06 sq. m. ( 1658.26 sq. ft. ) 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 ©2019

**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