



62 CRANES MEADOW

HARLESTON, IP20 9BY



A deceptively spacious 3 bedroom detached home, with rural field views to the rear. The property offers superb potential to be updated and modernised

The property is situated to the rear of a popular residential area, and benefits from rural views yet is within walking distance to amenities. The accommodation is generous but offers a potential buyer the ability to personalise and modernise throughout to create a lovely home.

The ground floor comprises of living room with feature bay window, open plan kitchen/ diner with sliding doors to the outside patio area, a useful utility, and a cloakroom. The stairs sit centrally within the property and upstairs to the front is the main bedroom with shower room ensuite and built in wardrobes. A further two bedrooms over look the rear of the property and share a family bathroom.

There is an off road parking space and adjoining single garage with door to the rear. The rear garden is enclosed and partly laid patio. It over looks fields which gives a sense of privacy yet the property itself is in a prime location being on the edge of a popular market town.

LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

SERVICES

Gas central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council & Tax Band C

AGENTS NOTE

Please note the sale is subject to the grant of probate. Please contact the agent for an update on the position.



3



2



2



9 miles

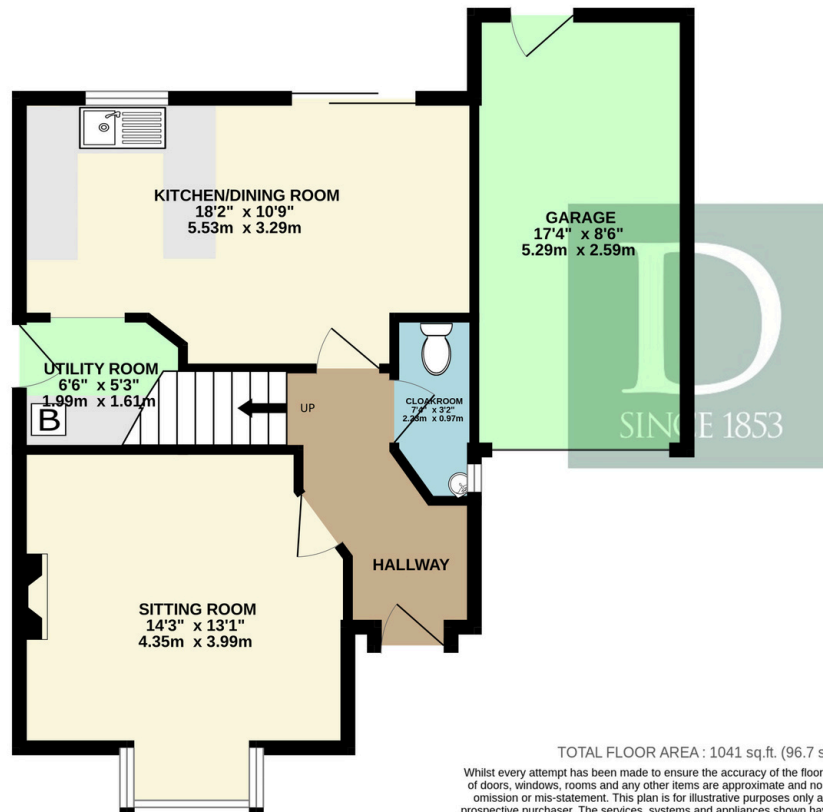


EPC



FLOOR PLAN

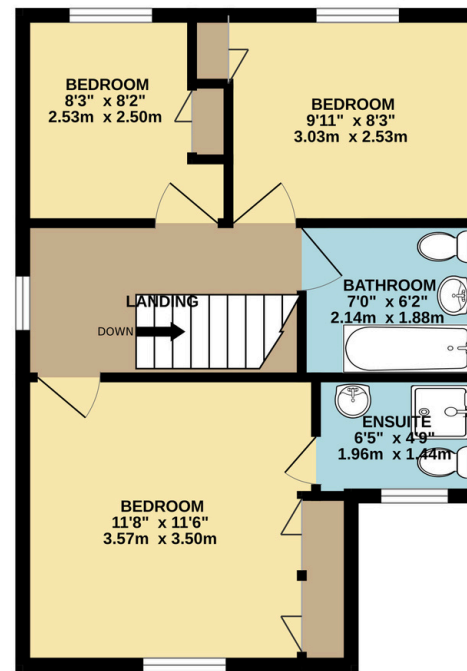
GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**
Email : **harleston@durrants.com**