



52 Needham Road, Harleston
£350,000

52 Needham Road

Harleston

Set on a substantial plot in the town of Harleston, lies this link-detached residents that presents itself as a beautiful family home. Showcasing spacious and flexible accommodation that can adapt to your own preferences and style, including an inviting sitting room, a light-filled conservatory, a modern kitchen with a utility room, a versatile study, three bedrooms, a family bathroom and a shower room. Externally, you will find a large well-established garden and a driveway for off-road parking. With a backdrop of rural countryside fields, whilst being in close proximity to the towns amenities, this residence offers a lifestyle of comfort and ease.

Location

Harleston is a picturesque market town located in the county of Suffolk, in the East Anglia region. It is known for its charming blend of historical architecture, including Georgian and Victorian buildings, and its tranquil countryside setting. Situated near the border of Norfolk, Harleston offers a peaceful rural atmosphere, yet it is easily accessible from larger towns and cities such as Ipswich and Norwich. The town is home to a variety of independent shops, local businesses, and a thriving community, making it a popular destination for visitors seeking a quaint and relaxed environment. The surrounding area is rich in natural beauty, with scenic walking paths and nearby nature reserves perfect for outdoor enthusiasts.





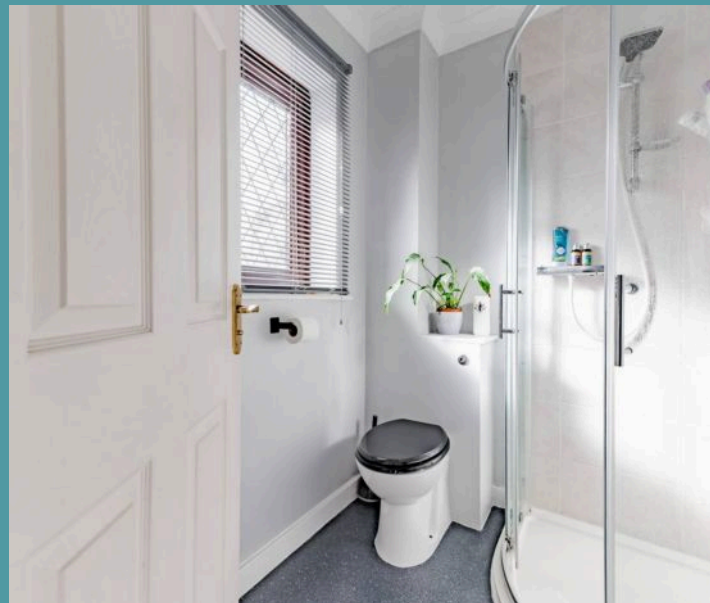
52 Needham Road

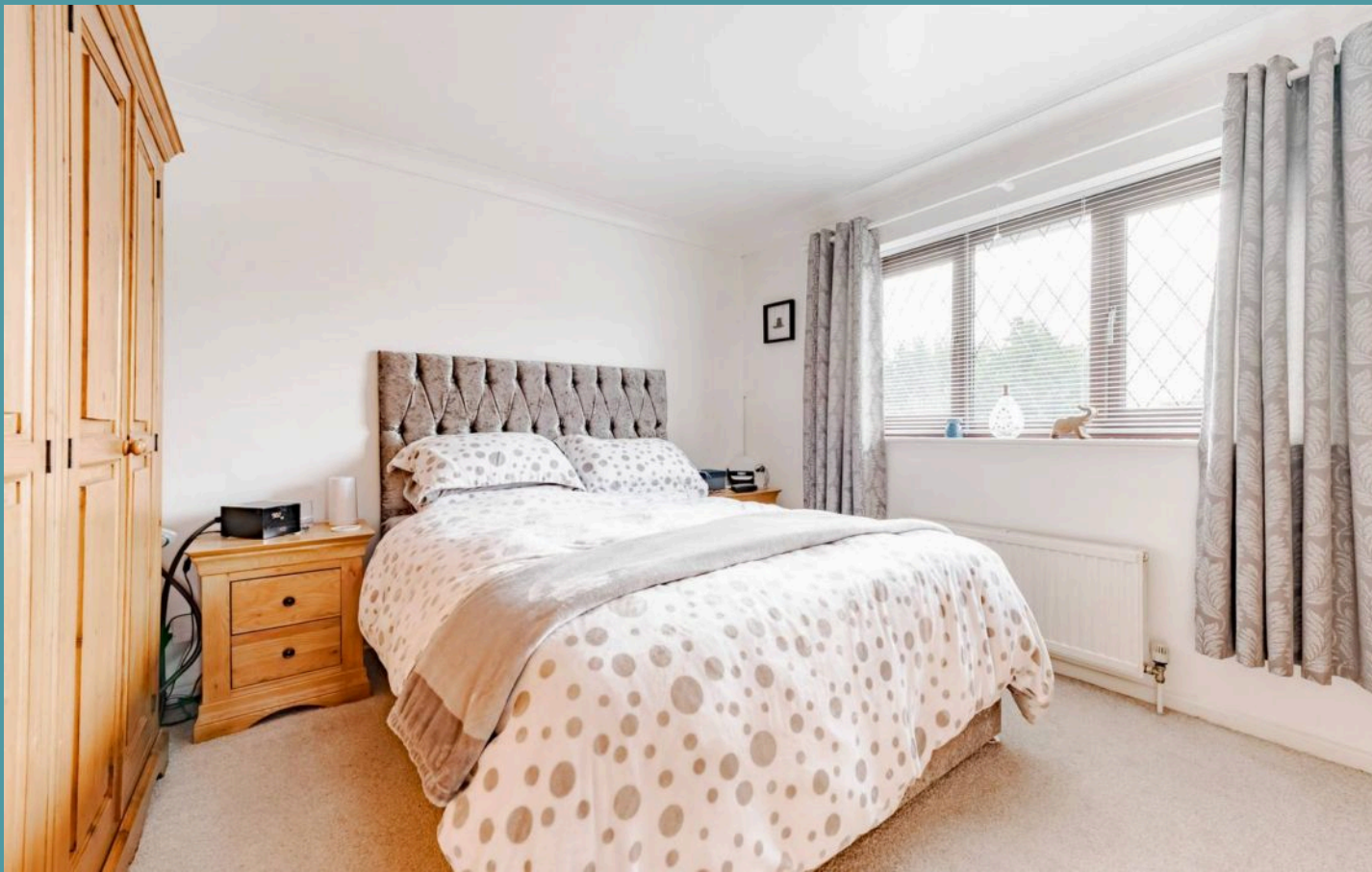
Harleston

Step inside this beautiful family home and be greeted by a sense of space and light, with accommodation that effortlessly adapts to cater for individual preferences and needs. The dual aspect sitting room invites relaxation and entertaining, further enhanced by an extended reception area in the form of a light-filled conservatory, allowing you to enjoy the outdoors from the comfort of your own home.

At the heart of the home lies a modern kitchen equipped with high-quality fixtures and fittings, including wall and base units, integrated appliances and storage space, to enhance your cooking experience. Complete with a functional utility room for additional storage and laundry essentials. For those needing a space to work, the study offers the flexibility to be transformed into a home office, playroom, or an additional bedroom, adapting effortlessly to suit the demands of modern living.

Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. Completing the upper floor is a family bathroom, comprising of a three piece suite, as well as a ground floor shower room, accommodating all residents and guests.





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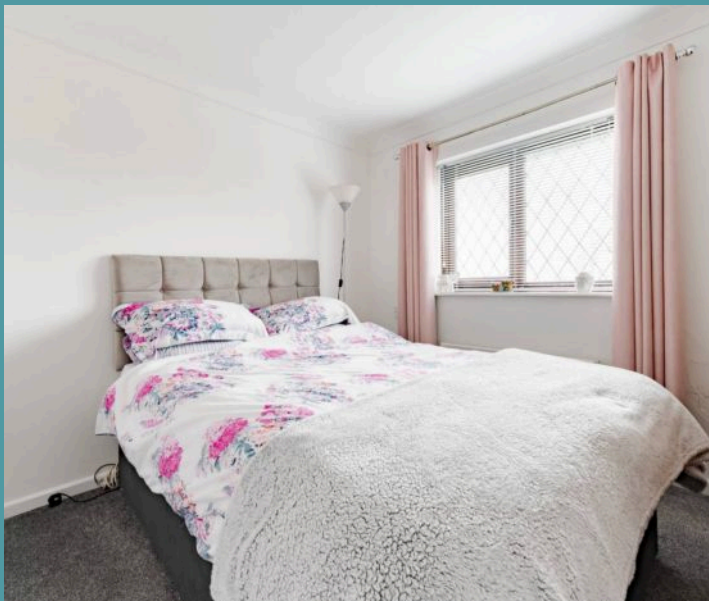
Outside, the property is further enhanced by a large, well-established garden that is private and secluded, with a backdrop of country fields. The patio area is suitable for outdoor seating arrangements during summer bbqs, al-fresco dining or simply relaxing in the afternoon sunshine. The lawn is bordered by a range of planted beds, shrubbery and a pond, adding character to the space. With the addition of a timber storage shed and a workshop, for storing your garden equipment and tools. At the front of the residence is a driveway providing off-road parking for multiple vehicles.

Agents notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council tax band: D

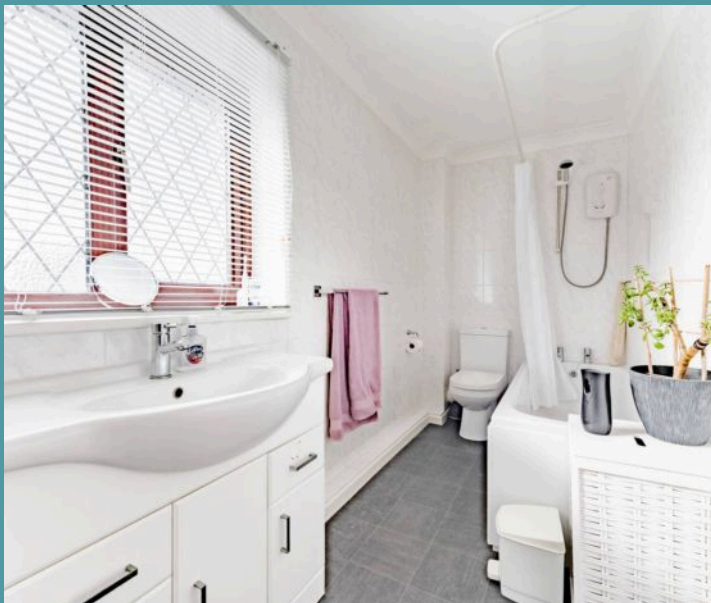




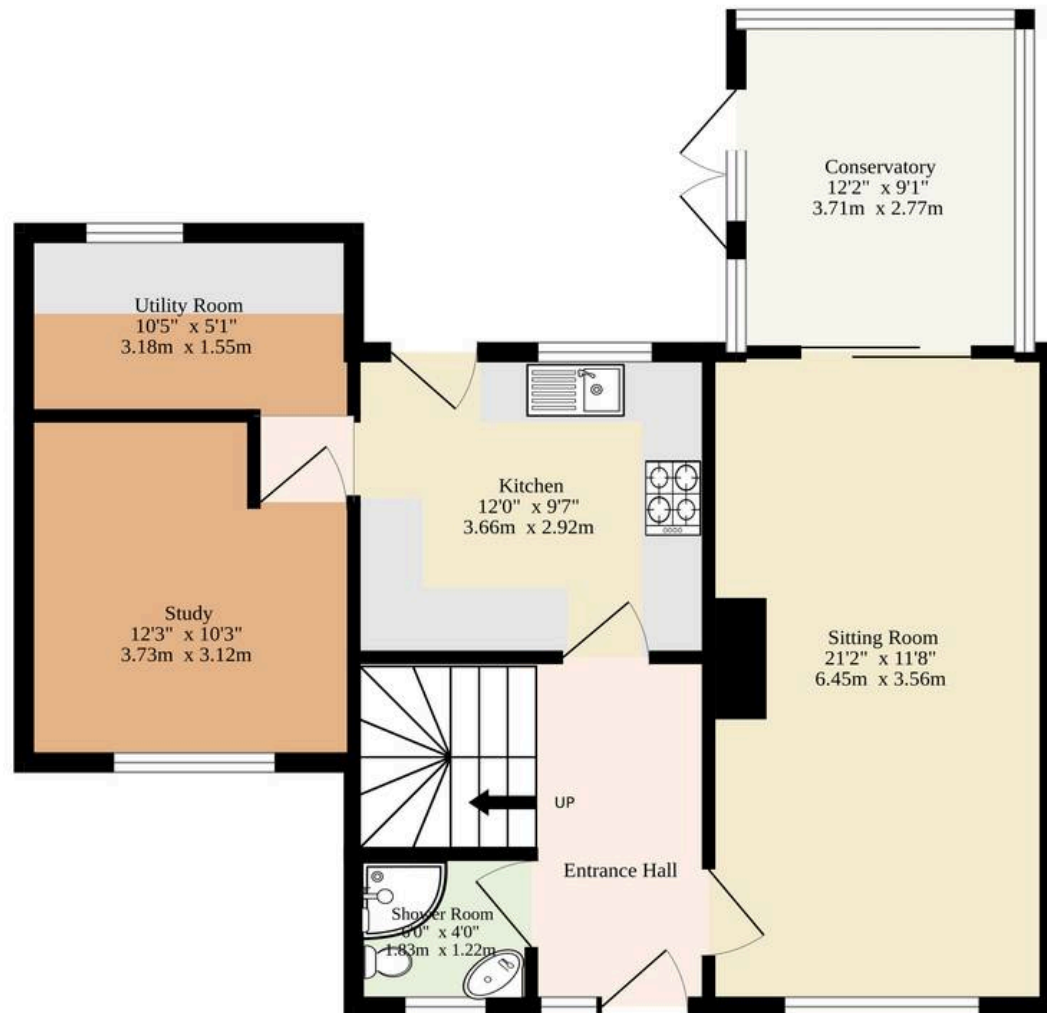
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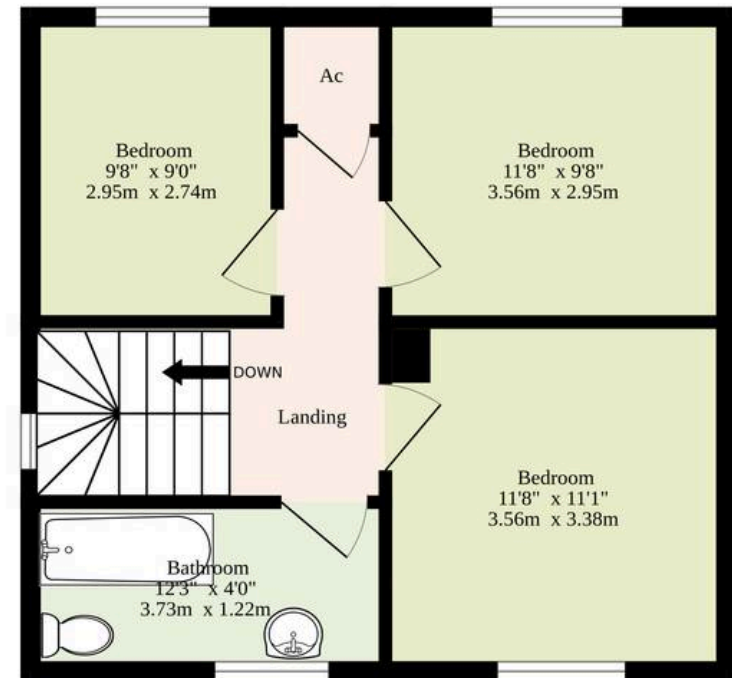
- Link-detached residence set on a generous size plot in the town of Harleston
- Quiet and secluded location with open fields views
- Beautiful family home with spacious and flexible accommodation to adapt to your own preferences and style
- Dual aspect sitting room with extended reception space in the light-filled conservatory, inviting relaxation and entertaining
- Kitchen equipped with modern fixtures and fittings, complemented by a functional utility room for additional storage and laundry essentials
- Versatile study with the option to be a home office, playroom or additional bedroom
- Three bedrooms, a family bathroom and a ground floor shower room
- Large well-established garden that is enclosed and private, with a large timber shed and a workshop
- Driveway providing off-road parking for multiple vehicles
- Positioned in a rural countryside location whilst having easy access to Harleston's town amenities



Ground Floor
816 sq.ft. (75.8 sq.m.) approx.



1st Floor
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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