



1 Harvest Way, Harleston

In Excess of £220,000

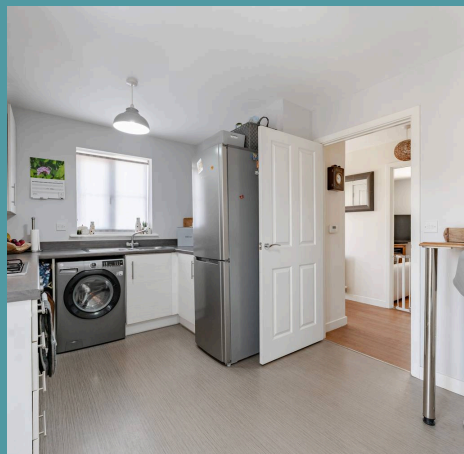
1 Harvest Way

Harleston

Perfectly positioned in the heart of the historic market town of Harleston, this charming link-detached home offers a lifestyle of comfort, convenience, and community. Ideal for first-time buyers or investors, the property features a welcoming entrance hall with a cloakroom, a modern kitchen, and a spacious sitting room perfect for relaxing or entertaining. Two generous double bedrooms and a stylish family bathroom provide ample space upstairs, while outside, a private garden with patio, lawn, and a shed. With off-road parking, a garage, and easy access to local amenities, this is a home that adapts to your lifestyle.

Location

Harleston is a charming market town nestled in the picturesque Waveney Valley on the Norfolk-Suffolk border. Ideally situated, it offers residents the perfect balance between rural tranquility and everyday convenience. The town centre is just a short walk away, providing easy access to a variety of independent shops, cafés, supermarkets, and essential services. Families benefit from close proximity to several well-regarded primary and secondary schools, while healthcare needs are well catered for with a local medical centre, dental practices, and nearby pharmacies. Excellent transport links make commuting and travel straightforward, with regular bus services connecting Harleston to Norwich, Diss, and surrounding villages, and Diss railway station just a short drive away, offering direct trains to London Liverpool Street. This makes Harleston an attractive and practical location for families, professionals, and retirees.





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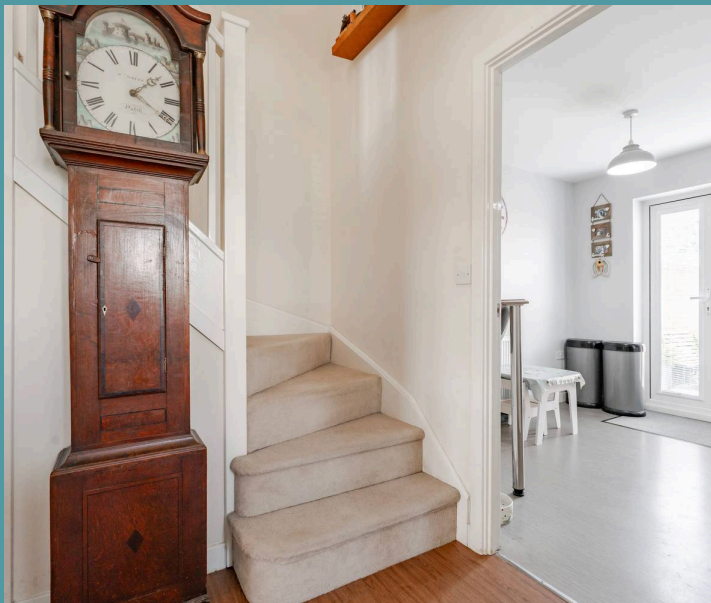
From the moment you step into the welcoming entrance hall, you're greeted with a sense of warmth and functionality, enhanced by the convenience of a cloakroom—a perfect addition for modern living. The kitchen is thoughtfully designed with contemporary cabinetry, an integrated oven, and designated space for a washing machine and fridge/freezer, creating a space that is as stylish as it is functional. The heart of the home is the sitting room, a spacious and versatile area perfect for both relaxation and entertaining. Whether you're enjoying quiet evenings or hosting friends and family, this space offers a comfortable and inviting space.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both offering ample room for furnishings and personal touches. The family bathroom features a clean, modern three-piece suite, catering effortlessly to daily routines.

Step outside into the private and well-maintained rear garden, where a mix of patio space and laid-to-lawn areas provide the ideal setting for alfresco dining, morning coffee, or weekend gardening. A timber storage shed adds further practicality for keeping tools or outdoor equipment neatly tucked away. To the front, a driveway allows for convenient off-road parking, while the garage offers valuable additional storage options, whether for bicycles, seasonal items, or general use.



Link detached residence positioned in the



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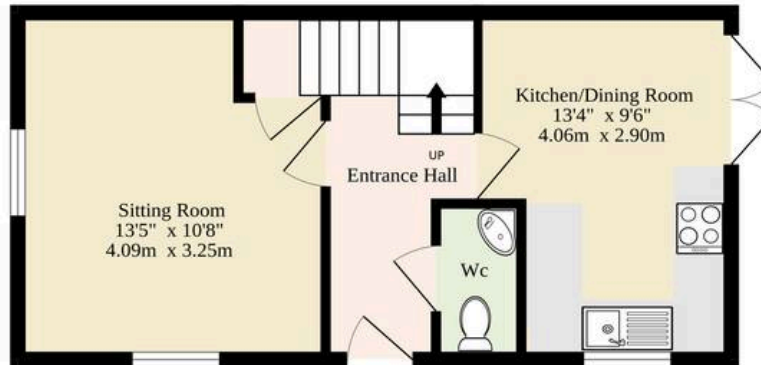
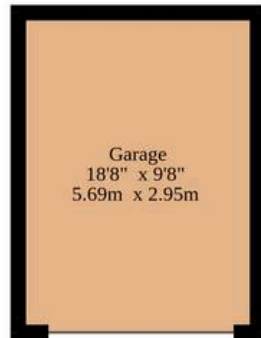
Set in a sought-after location with a strong sense of community, easy access to local amenities, and the charm of Harleston's vibrant town centre just moments away, this property presents a delightful lifestyle opportunity—both comfortable and connected.

Agents note

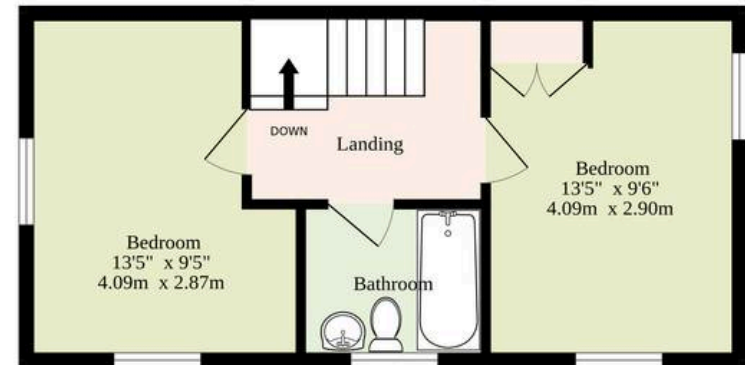
Freehold

- Link-detached residence positioned in the historic market town of Harleston
- Perfect first home or investment purchase
- Kitchen fitted with modern cabinetry, an integrated oven, space for a washing machine and a fridge/freezer
- Sitting room inviting relaxation and entertaining
- Two double bedrooms and a family bathroom comprising of a three-piece suite
- A private and well-maintained garden featuring a patio area, a laid to lawn and a timber storage shed
- A driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links

Ground Floor
480 sq.ft. (44.6 sq.m.) approx.



1st Floor
316 sq.ft. (29.4 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 797 sq.ft. (74.0 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.
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