



31 Station Road, Harleston

Harleston



Minors & Brady

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Harleston

In the heart of town, this character-packed cottage combines timeless charm with everyday convenience, just a short stroll from local shops and cafes. The cosy sitting room with its inviting fireplace flows into a bright conservatory that opens directly onto a private courtyard garden. A separate dining room and well-planned kitchen create practical, welcoming spaces, while a study and cloakroom add extra flexibility. Upstairs, two comfortable bedrooms are joined by a modern family bathroom, with steep stairs leading to a versatile loft snug and storage room. Outside, a landscaped courtyard with a feature patio and off-road parking completes the picture. Blending warmth, style, and a prime location, this cottage is ready to be enjoyed from day one.

- Prime town-centre location, close to shops, cafes, and local amenities
- Characterful sitting room with feature fireplace
- Bright conservatory opening onto the courtyard garden
- Separate dining room with built-in storage
- Well-fitted kitchen with ample units and tiled splashbacks
- Versatile study/home office and ground-floor cloakroom
- Two comfortable first-floor bedrooms and family bathroom
- Useful loft room/snug with additional storage space
- Private, low-maintenance courtyard garden with feature patio
- Off-road driveway parking





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31 Station Road

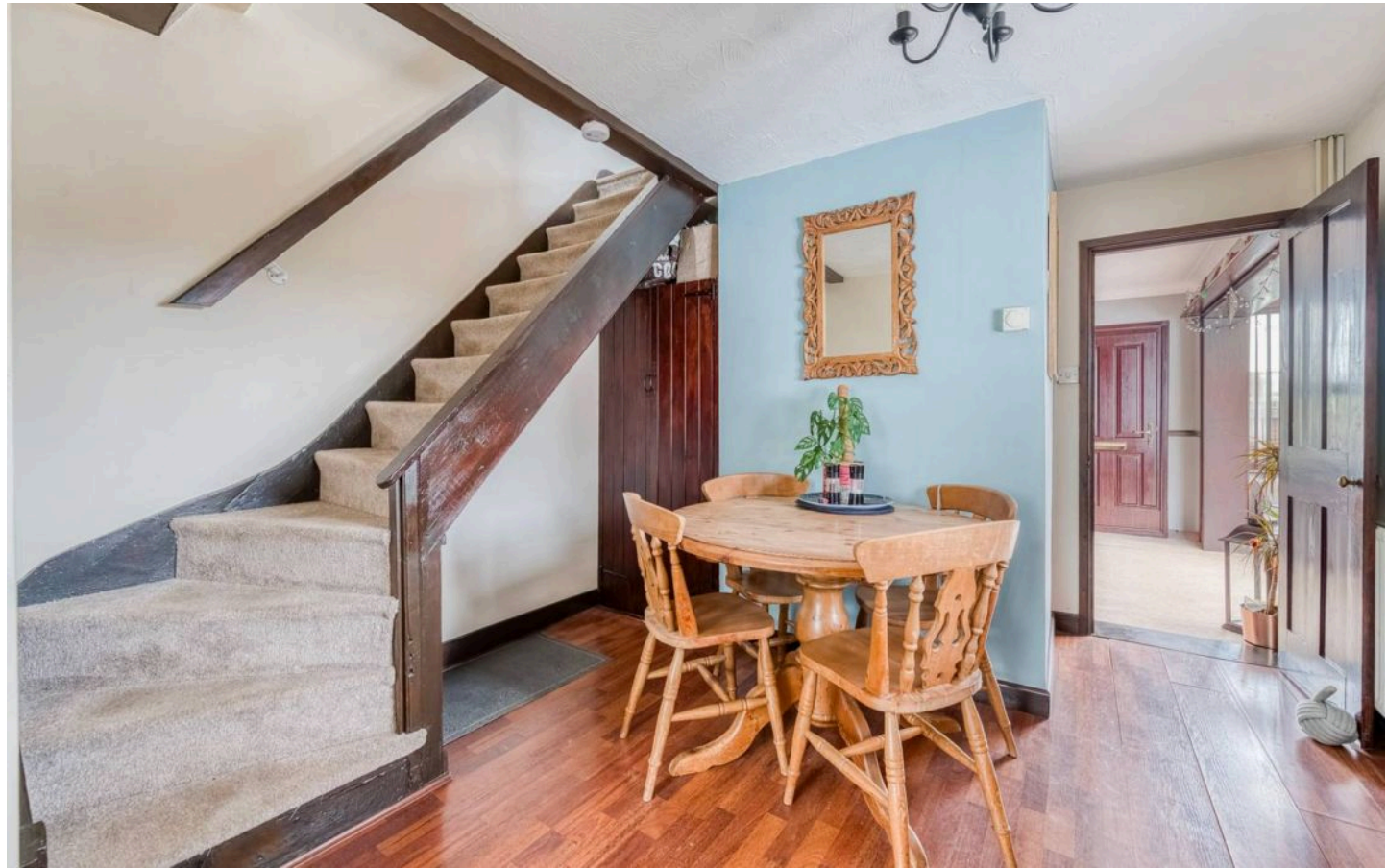
Harleston

The Location

Harleston is a vibrant and welcoming market town that's perfect for families looking for that sweet spot between countryside calm and everyday convenience. With a great selection of independent shops, cosy cafés, and family-run bakeries, there's always something to explore on the high street — not to mention the popular weekly market that brings the community together.

For little ones, there are well-regarded schools and plenty of green spaces to run, play, and enjoy the fresh air.

Older kids (and grown-ups too!) will love the nearby sports facilities, walking trails, and outdoor adventures on the doorstep. And when it's time for a day out, you're just a short drive from both the Norfolk and Suffolk coastlines, as well as the cultural hubs of Norwich and Bury St Edmunds. Harleston really is a town where family life can flourish.



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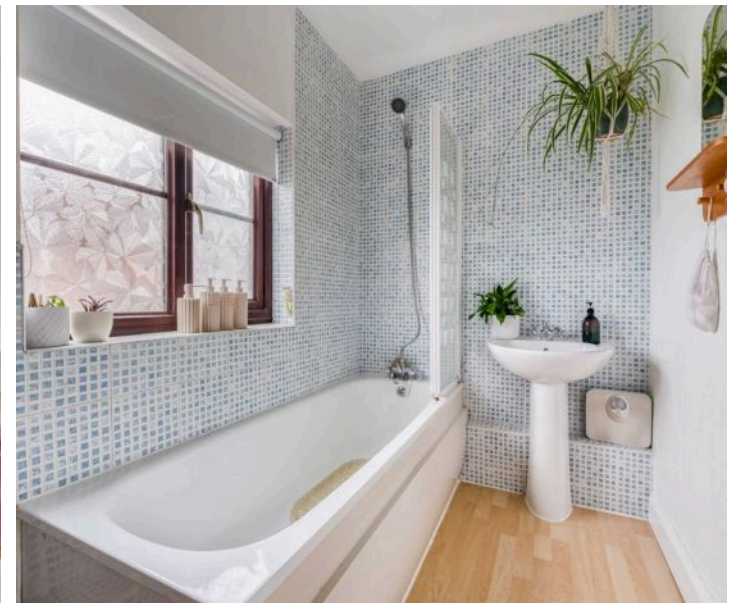
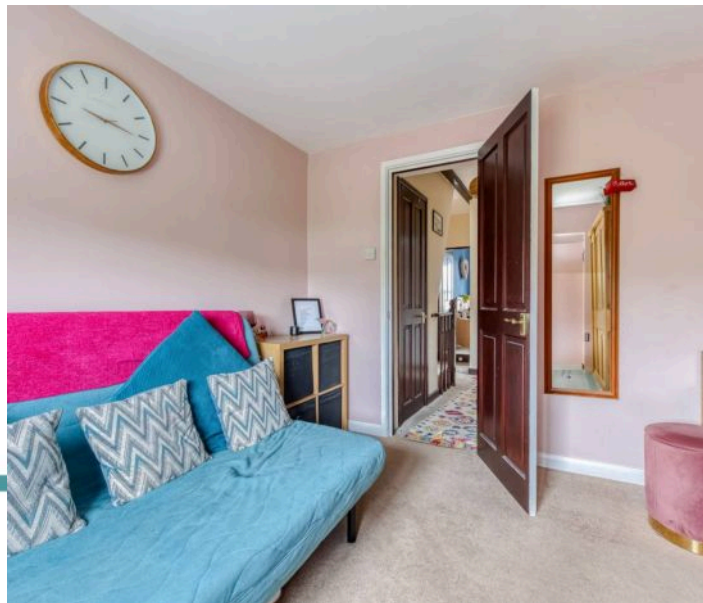
This delightful, well-maintained cottage is perfectly positioned in the heart of town, just moments from local shops, cafes, and amenities. Offering a mix of character and practicality, it features bright, welcoming living spaces and a lovely courtyard garden – ideal for anyone seeking a convenient yet charming home.

Step through the front door into a cosy sitting room, complete with a feature fireplace, creating the perfect spot for relaxing evenings. The sitting room flows into a light-filled conservatory extension, with double doors opening out onto the garden, perfect for enjoying summer days or entertaining friends.

From here, a door leads to a separate dining room, which includes a built-in cupboard and staircase to the first floor. The dining area is open to the well-fitted kitchen, which boasts ample wall and base units, tiled splashbacks and space for a fridge-freezer.

A side lobby connects to a handy cloakroom with WC and wash basin, as well as a versatile study, ideal for working from home.

Upstairs, you'll find two comfortable bedrooms and a family bathroom fitted with a panelled bath, shower attachment and tiled surround. There's also a pedestal wash basin, low-level WC and a cupboard housing the combi boiler.



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Steep stairs lead from the landing to a useful loft room/snug and a separate storage room, perfect for hobbies or additional storage.

The outside space is a real highlight, with a private courtyard-style garden that has been thoughtfully hard landscaped. A feature circular patio is surrounded by flower beds, all enclosed by fencing for privacy. There's also an integral storage shed and, to the side of the property, a driveway providing off-road parking.

This characterful cottage with gas-fired central heating, flexible loft rooms, and excellent town-centre location is ready to move into – a rare find that combines comfort, convenience, and charm.

Agents Note

Sold Freehold

Connected to all mains services.



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Ground Floor
444 sq.ft. (41.2 sq.m.) approx.

1st Floor
265 sq.ft. (24.6 sq.m.) approx.

2nd Floor
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
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Meet *Anya*
Aftersales Progressor

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