



30 Beck View, Harleston - IP20 9EF

£325,000 - £350,000 Freehold

Enjoying an enviable position at the end of a quiet cul-de-sac, this detached family home offers comfortable, well-planned interiors alongside generous outdoor space and meadow views to the rear. Inside, the home features three double bedrooms, including a spacious master with a stylish en-suite, a bright sitting room centred around a marble fireplace, and a well-designed kitchen/dining room that opens into a conservatory, creating an inviting flow to the garden. A ground-floor WC adds everyday convenience, while the updated family bathroom brings a contemporary touch. Outside, the rear garden is private and secluded, with a lawn, patio, and stepped decked seating area overlooking open countryside. To the front, a gravelled driveway provides ample parking and leads to a single garage with power and lighting.

Location

Beck View in Harleston offers a quiet residential setting within walking distance of the town centre. Harleston itself is a well-served market town on the Norfolk–Suffolk border, known for its charming historic buildings, weekly markets, and thriving community spirit. Residents enjoy easy access to a range of independent shops, cafés, supermarkets, schools, and healthcare facilities. The town is well connected by road links to Diss, Bungay, and Norwich, with rail services from nearby Diss providing direct access to London Liverpool Street. Surrounded by rolling countryside and scenic walks along the River Waveney, the area appeals to those seeking both convenience and a countryside lifestyle.



Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- C



Beck View, Harleston

Step into the entrance porch, a practical space with tiled flooring and room for coats, shoes, and boots. Immediately to your left is the conveniently located ground-floor WC, ideal for guests and everyday use.

From the porch, you enter the main hallway, which gives access to the ground floor. The sitting room is lovely and bright with two windows to the side aspect and an attractive marble fireplace fitted with an electric fire, creating a central focal point. The sitting room also features soft carpeted flooring and excellent natural light.

The sitting room has a door into the spacious kitchen/dining room, which is well fitted with a matching range of wall, base and drawer units. It includes a built-in double oven with induction hob and extractor over, wood-effect flooring, and a tiled backsplash. There is plumbing for a washing machine and dishwasher, a generous storage cupboard, ample space for dining, and a fitted water softener. Sliding patio doors lead into the conservatory, a bright and welcoming space with tiled flooring and wide views over the garden and open meadow beyond. It extends the living area and provides an ideal spot for relaxing or informal dining.

From the hallway, the stairs lead to the first-floor landing with a window to the side and a loft access hatch. The master bedroom overlooks the front aspect and includes a stylishly updated en-suite shower room with modern tiling and a glass shower. There are two further double bedrooms, all with fitted carpet flooring and suitable for use as guest rooms, home offices, or family spaces.

The family bathroom has also been updated and features a curved bath with shower over and glazed screen, a WC, and a wash basin set within integrated vanity storage. Finished with inset ceiling lighting and a heated towel rail, the space feels both modern and thoughtfully designed.

The property also features double glazing throughout.

Outside, the rear garden is very private and secluded, offering generous space that is mainly laid to lawn. Mature planted borders add colour and structure, and there is a patio area ideal for outdoor dining. A stepped decked section leads down to a seating area with wide views across meadow land and a wooded area in the distance, a peaceful spot to sit and enjoy the surroundings. The garden is fully enclosed and includes a gate providing access to the front.

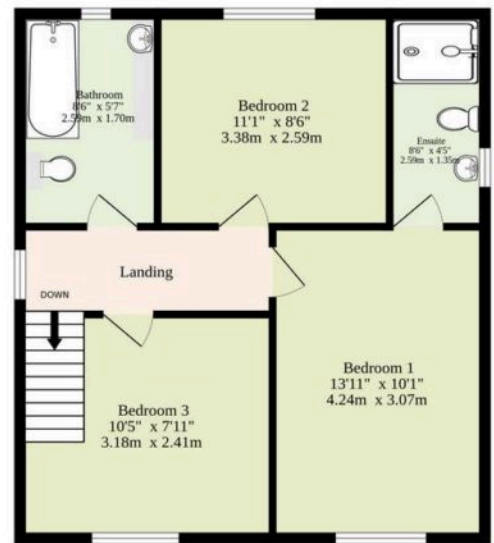
A gravelled driveway provides ample off-road parking and leads to the single garage, which has power and light connected.



Ground Floor
928 sq.ft. (86.2 sq.m.) approx.



1st Floor
425 sq.ft. (39.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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.
Made with Metropix ©2025