



55 Briar Road, Harleston

Harleston



Minors & Brady

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Harleston

Imagine a home that adapts effortlessly to your family's lifestyle, bright, spacious, and full of possibilities. This charming semi-detached residence in the heart of Harleston offers five versatile bedrooms, an extended sitting room flooded with natural light, and a modern kitchen with a breakfast bar. Step outside to a low-maintenance garden with a large patio and a detached entertainment outbuilding, perfect for relaxing or hosting friends. With flexible living spaces and ample off-road parking, this is a home that doesn't just meet your needs, it anticipates them.





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- Five bedroom semi-detached residence positioned in the Norfolk town of Harleston
- Family home showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- A detached outbuilding that is currently utilised as a bar/entertainment room, with the potential to be a home office, gym or a garden room
- Kitchen fitted with modern cabinetry, an oven, areas for your own appliances and a breakfast bar unit
- Extended, spacious sitting room that is bright and airy, inviting relaxation and entertaining
- Versatile reception room with the potential to be a dining room, a playroom or a snug, complemented by a functional utility room
- Family bathrooms located on each floor, comprising of classic three-piece suites
- Five bedrooms offering comfort and privacy, with the potential to have a dressing room, a home office or a guest room
- A large, private garden that is low-maintenance, featuring a patio for seating arrangements, a shingled fire-pit area and a timber storage shed
- A driveway providing off-road parking for multiple vehicles



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Location

Briar Road is a charming residential street in the market town of Harleston, Norfolk, known for its mix of semi-detached and terraced homes that blend traditional Norfolk architecture with modern touches. The street is conveniently located within walking distance of Harleston town centre, where residents have access to a variety of independent shops, cosy cafes, and traditional pubs, providing a strong sense of community. Families benefit from nearby schools such as Harleston Sancroft Academy, which serves children from early years through to secondary education.

Healthcare needs are well catered for, with Harleston Medical Practice and a local dental clinic just a short walk away. For transport, Briar Road enjoys easy access to the A143 and A140, connecting the town to Norwich, Diss, and other surrounding areas, while local bus services provide regular links to nearby villages and towns. The combination of essential amenities, educational facilities, healthcare, and transport accessibility makes Briar Road a highly convenient and welcoming place to live in Norfolk.



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Welcome into this home, where the extended, bright, and airy sitting room creates an ideal space for both relaxation and entertaining, enhanced by large windows that fill the room with natural light and highlight its spacious layout. Adjacent, a versatile reception room offers endless possibilities, whether you envision it as a formal dining area, a snug retreat, or a playful space for children, complemented by a practical utility room thoughtfully designed to keep daily chores organised and efficient.

The kitchen is fitted with modern cabinetry and features a built-in oven, designated areas for your own appliances, and a breakfast bar, making it the perfect hub for casual dining, social gatherings, or even a quiet morning coffee. Family bathrooms are conveniently positioned on each floor, each comprising classic three-piece suites with timeless fittings, ensuring both convenience and style for all family members.

Accommodation extends to five generous bedrooms, each offering comfort, privacy, and flexible layouts. These adaptable spaces could easily serve as a dressing room, home office, guest suite, or creative hobby area, allowing the home to evolve seamlessly with your family's needs.



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Outside, the property showcases a substantial private garden designed for low-maintenance enjoyment, with manicured borders and a mix of lawn and patio areas. Relax on the sun-drenched patio, gather around the shingled fire-pit for evening entertainment, or store garden essentials in the timber shed. Adding to the home's versatility, a detached outbuilding currently functions as a bar and entertainment room, but could effortlessly transform into a home office, gym, or additional garden room. A driveway at the front provides off-road parking for multiple vehicles, ensuring practicality alongside comfort.

This Harleston residence perfectly marries flexible living with a lifestyle of comfort, entertainment, and convenience, making it an ideal choice for families seeking a home that adapts to their needs while offering a welcoming, stylish, and thoughtfully arranged environment.

Agents note

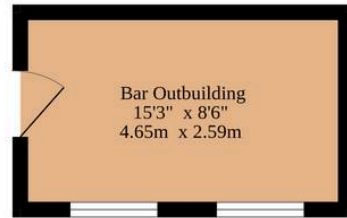
Freehold

All new windows within the past 10 years

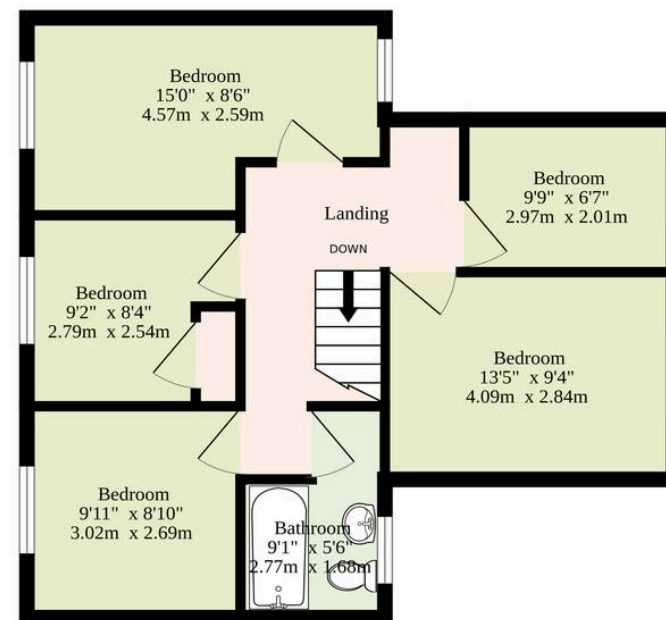
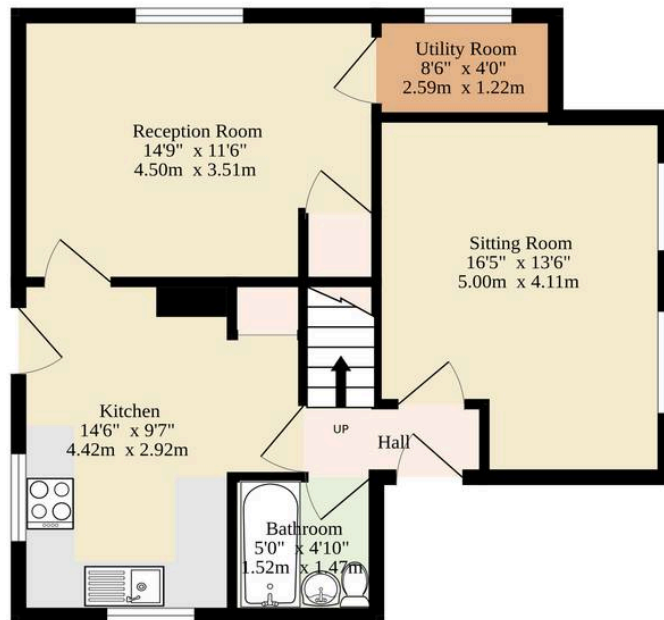


M&B

Ground Floor
763 sq.ft. (70.9 sq.m.) approx.



1st Floor
633 sq.ft. (58.8 sq.m.) approx.



Sqft Includes The Outbuilding

TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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Dreaming of this home? Let's make it a reality



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