



21 Kestrel Close, Harleston

Harleston



Minors & Brady

21 Kestrel Close

Harleston, Harleston

Designed with modern family living in mind, this beautifully presented 2021-built semi-detached home enjoys a prime position within a sought-after Harleston development. Step inside to discover a bright and spacious interior where the contemporary kitchen and dining area feature sleek cabinetry, integrated appliances, and French doors that open onto a west-facing garden with a raised patio, lawn, and timber outbuilding. Double doors lead into a welcoming lounge filled with natural light and subtle character, creating the perfect space to unwind. Across three floors, four well-sized bedrooms include two with en suite shower rooms, one forming part of a luxurious top-floor suite complete with Velux windows and a walk-in wardrobe, while a stylish family bathroom serves the remaining rooms. A modern ground-floor WC and underfloor heating add further comfort, while outside, a smart brick-weave driveway, carport, and neatly kept front lawn complete this impressive modern home close to Harleston's shops, schools, and transport links.

Location

Kestrel Close sits within a sought-after modern development in Harleston, a thriving market town known for its welcoming community and excellent amenities. The town centre offers a range of independent shops, cafés, restaurants, and essential services, while supermarkets, healthcare facilities, and well-regarded schools are all close by. Residents benefit from convenient transport links via the A143, providing easy access to Diss, Bungay, and Norwich, as well as Diss train station with direct routes to London Liverpool Street. The surrounding countryside offers scenic walking routes and outdoor leisure opportunities, adding to the area's strong appeal for families and commuters alike. Harleston also hosts a popular weekly market and several annual events that bring the community together. For those who enjoy outdoor pursuits, the nearby Waveney Valley and Norfolk Broads offer beautiful landscapes to explore. The coast is also within easy reach, providing a perfect day out for beach lovers and nature enthusiasts.

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Stepping inside, the entrance hall introduces a bright and welcoming atmosphere, with tiled flooring flowing through to the kitchen and dining area. Under-stairs storage adds practicality, while a ground-floor WC fitted with a modern pedestal wash basin provides everyday convenience.

The kitchen presents sleek cabinetry, generous preparation space, and integrated appliances including an oven, hob, extractor, fridge freezer, and dishwasher. The adjoining dining area easily accommodates a family table, with French doors opening to the rear garden for effortless entertaining and outdoor connection.

From here, double doors reveal the lounge, a calm and comfortable space illuminated by a large front window, where half-panelled walls lend gentle character. A returning door to the hallway ensures a natural sense of flow across the ground floor, complemented by underfloor heating for year-round comfort.

Upstairs, the landing connects three well-proportioned bedrooms, two generous doubles and a spacious single that also works well as a home office or dressing room. The principal bedroom benefits from an en suite shower room finished with modern tiling, a pedestal wash basin, WC, and chrome heated towel rail. Soft carpeting extends throughout the bedrooms, while large windows draw in natural light and enhance the feeling of space.

A contemporary family bathroom completes this level, fitted with a panelled bath with a shower over, a vanity unit with an inset wash basin, a WC, and stylish tiling.



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The entire top floor forms a luxurious principal suite, where twin Velux windows fill the room with light and create an airy atmosphere. A walk-in wardrobe offers excellent fitted storage, while the adjoining en suite shower room is appointed with contemporary tiling, pedestal wash basin, WC, and chrome heated towel rail, bringing comfort and privacy together beautifully.

Outside, the west-facing rear garden enjoys afternoon and evening sun, offering a raised patio for outdoor dining and relaxation, with steps leading to a neatly kept lawn framed by raised beds and modern fencing. A versatile timber outbuilding provides useful storage or hobby space, with a side gate allowing easy access.

To the front, a smart brick-weave driveway, carport, and neatly kept lawn provide off-road parking for family and visitors, completing this beautifully presented modern home.

Agents notes

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

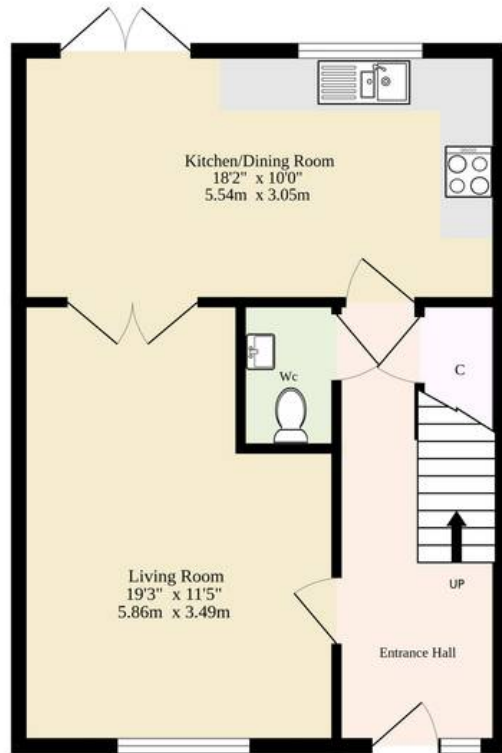
Heating system- Gas Central Heating

Council Tax Band- E

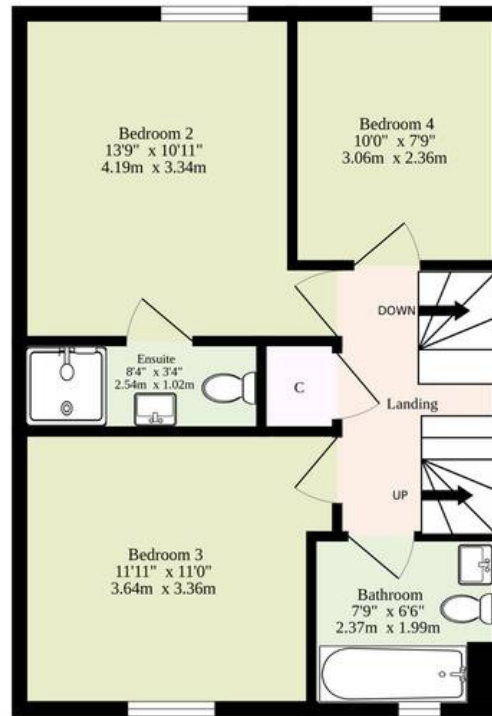
Monthly service charge - £200



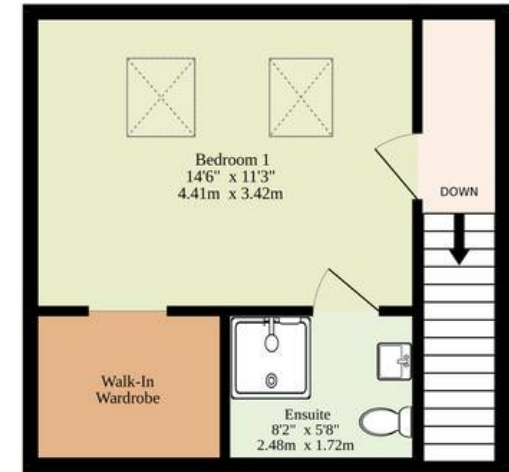
Ground Floor
423 sq.ft. (39.3 sq.m.) approx.



1st Floor
470 sq.ft. (43.7 sq.m.) approx.



2nd Floor
213 sq.ft. (19.8 sq.m.) approx.



Sqft Excludes Hallway, Landings And Walk-In Wardrobe

TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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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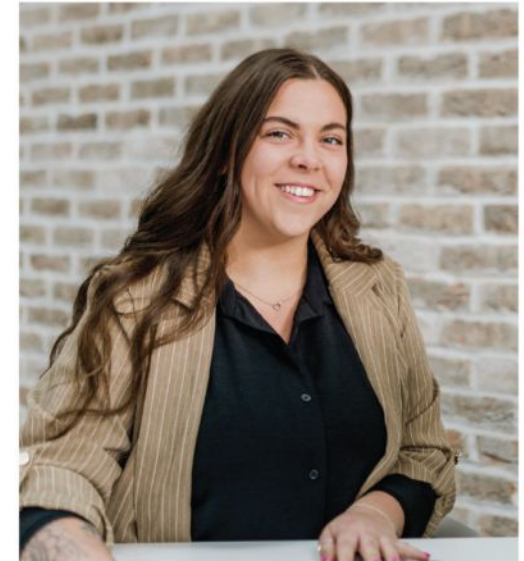
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Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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