



13 School Lane, Harleston

Harleston



Minors & Brady

13 School Lane

Harleston, Harleston

Set along a quiet lane to the northeast of Harleston, this attractive three-bedroom semi-detached home offers over 1,000 sqft of spacious accommodation, complemented by a superb rear garden extending to more than 200ft in length. Built of traditional brick and block construction beneath a tiled roof, the property combines solid craftsmanship with bright, well-proportioned rooms and a layout ideal for family living. With its generous garden, comfortable interiors, and convenient location close to the town's amenities and open countryside, this home presents a wonderful opportunity for those seeking space, privacy, and the charm of a classic village setting.

- Semi-detached family home offering over 1,000 sqft of well-arranged accommodation
- Spacious dual-aspect lounge with feature fireplace
- Separate dining room ideal for family meals or use as a home office
- Fitted kitchen with good storage, preparation space and access to the conservatory
- Three well-proportioned first floor bedrooms, all accessed from a central landing
- Spacious 200ft garden predominantly laid to lawn
- Driveway providing ample off-road parking
- Conveniently located within walking distance of Harleston town centre, schools, and local amenities



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Location

School Lane enjoys a sought-after position in the historic market town of Harleston, known for its strong community atmosphere and charming mix of period architecture, independent shops, and local cafés. The town provides a full range of everyday amenities, including supermarkets, healthcare facilities, schools, and leisure options, all within walking distance. The surrounding countryside offers scenic walking routes and picturesque villages, while the nearby A143 allows for easy access to Diss, Bungay, and Norwich. Harleston also hosts a weekly market and regular community events, giving residents the perfect balance of rural character and everyday convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

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The ground floor is introduced by a welcoming porch that leads through to the hallway, providing access to all main living areas. To the front, the dual-aspect lounge enjoys a warm and inviting feel, featuring a fireplace with wood burner and ample space for seating and relaxation. Adjacent to this, the separate dining room offers versatility for formal dining, home working, or as a children's playroom, with a feature fireplace adding character. The kitchen provides a functional and sociable hub to the home, offering fitted units and space for appliances, with a window overlooking the garden. A rear hall connects to a larger cupboard, modern shower room, and separate WC, leading through to the conservatory – a bright spot to enjoy garden views year-round.

Upstairs, a light and airy landing gives access to three comfortable double bedrooms, all thoughtfully arranged to make the most of the home's generous footprint. The principal bedroom enjoys a dual aspect with far-reaching views across the rear garden, while the second bedroom offers built-in storage and space for freestanding furniture. The third bedroom also benefits from fitted wardrobes and a lovely outlook over the garden.



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Outside, the property really comes into its own. The rear garden extends to over 200ft, creating a peaceful and private space framed by mature planting and open sky. Predominantly laid to lawn, it offers ample potential for those who enjoy gardening, outdoor dining, or simply relaxing in a natural setting. To the front, a hardstanding driveway provides off-road parking alongside a neat lawned area.

Agents Notes

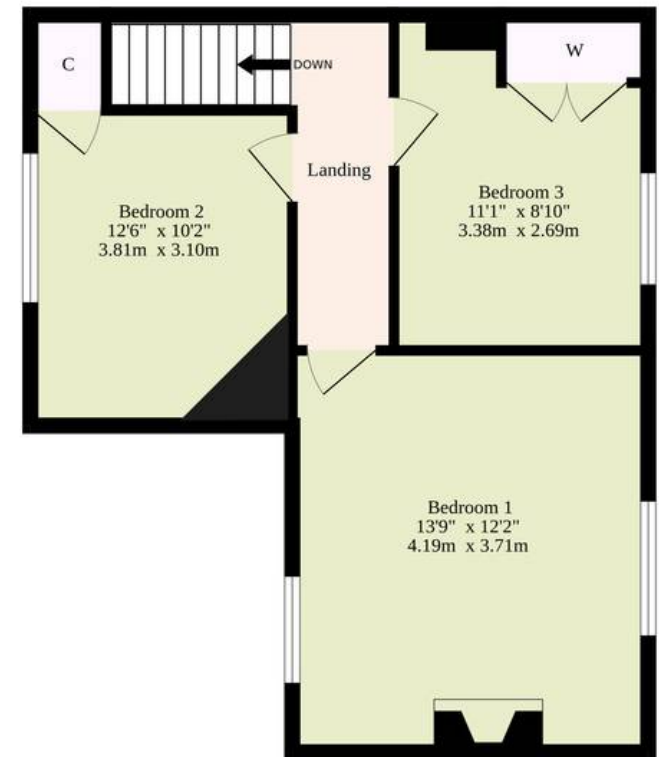
We understand this property will be sold freehold, connected to mains water, electricity and drainage.



Ground Floor
632 sq.ft. (58.7 sq.m.) approx.



1st Floor
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1097sq.ft. (101.9 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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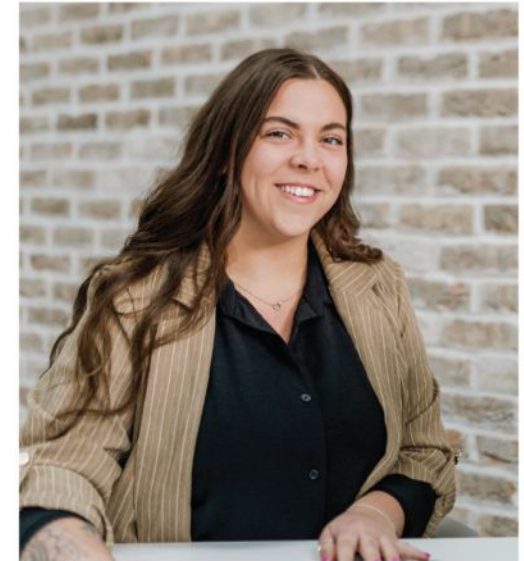
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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