



23 Weavers Croft, Harleston

Harleston



Minors & Brady

Perched upon a generous corner plot, this detached residence commands attention with its effortless sense of space. A welcoming front door introduces you to a sunlit sitting room, where light dances across expansive proportions and flexible layouts abound. The U-shaped kitchen, seamlessly spilling into the dining area to encourage conversation and connection. Cleverly conceived storage solutions run throughout, from ground floor cupboards to built-in wardrobes in each bedroom, keeping the home uncluttered yet ready for daily life. Three bedrooms offer versatility, with the main room flowing into the third, or the option to define them separately with ease. A contemporary bathroom offers both bath and shower, complemented by a conveniently located WC on the landing and ground floor. Outdoors, the wraparound plot reveals a low-maintenance garden, a brickweave patio, and a sheltered dining space that extends living beyond walls. Sunlight, space, and practical design converge to create a home that feels expansive yet intimately welcoming. With parking, side access, and corner plot appeal, this property invites a life where form, function, and social living intertwine.

- Detached corner plot home, offering a generous wraparound garden and extra privacy with space to the side of the property
- Welcoming front door, leads into a large, light-filled sitting room with flexible layouts and the front door situated within for easy access
- Expansive U-shaped kitchen designed for efficiency, with plenty of cupboards, drawers and workspace to accommodate modern cooking and storage needs
- Open-plan flow to dining area – creates a natural social hub, ideal for entertaining or family mealtimes, with seamless movement between cooking and dining
- Patio doors to garden allowing natural light to flood in while giving direct access to the low-maintenance outdoor space





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The Location

Harleston is a charming market town that really hits the sweet spot between peaceful countryside living and everyday convenience. With its welcoming community and historic high street, it's the kind of place where families can truly feel at home. Independent shops, cosy cafés, and family-run bakeries line the streets, and the popular weekly market brings locals together, creating a real sense of community. There's always something to explore, whether it's popping into a boutique or enjoying a leisurely coffee with friends.

For families with little ones, Harleston is wonderfully accommodating. The town is home to well-regarded schools, plenty of green spaces, and parks where children can run, play, and enjoy the fresh air. Older kids (and adults too!) will appreciate the local sports facilities, walking and cycling trails, and the abundance of outdoor adventures right on the doorstep. It's a place where children can grow up active, healthy, and part of a close-knit community.

When it comes to day trips, Harleston's location couldn't be better. The Norfolk and Suffolk coastlines are just a short drive away, offering endless opportunities for seaside adventures, while the cultural hubs of Norwich and Bury St Edmunds are close enough for shopping, dining, or catching a show. And after a busy day, coming home to Harleston's calm streets and friendly atmosphere feels like a real treat.

Whether you're wandering through the town's historic streets, enjoying a sunny afternoon in one of the local parks, or discovering the beauty of the surrounding countryside, Harleston has a way of making everyday life feel relaxed, enjoyable, and full of charm. It's a town where families can truly flourish and feel part of something special.



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Situated on a desirable corner plot, this detached property offers generous proportions both inside and out. A front door leads into the home, opening directly into a large, light-filled sitting room. This principal reception space provides ample room for a variety of furniture arrangements, with the added convenience of having the front door located within, creating a natural flow through the home.

Large windows ensure the room is bathed in light, enhancing the sense of space throughout.

The heart of the home is the expansive kitchen-diner, designed with a modern U-shaped kitchen that maximises storage and workspace. With plenty of cabinetry and cleverly designed storage solutions, the kitchen flows seamlessly into the dining area, making it ideal for socialising while preparing meals. Patio doors open directly onto the garden, connecting indoor and outdoor spaces and ensuring the area is bright and welcoming.

Storage is a recurring theme throughout this property. From the ground floor cupboards to built-in wardrobes in each bedroom, there is a place for everything, allowing for uncluttered, organised living. The home comprises three bedrooms, with the main bedroom currently opening directly into the third, offering flexibility for a larger master suite or the option to reinstate a dividing wall to maintain three distinct rooms.



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A modern bathroom includes both a bath and a separate shower, while an additional WC is conveniently located on the landing, providing practicality for busy mornings.

Externally, the corner plot provides wraparound space, including a low-maintenance garden with a brickweave patio and a covered sheltered area suitable for outdoor dining. The garden is easy to care for yet offers plenty of room to enjoy outdoor living, with side access and parking completing the picture.

This property combines practical design, generous space, and thoughtful storage, all within a friendly and inviting layout. With its corner plot location and versatile living areas, it presents an excellent opportunity for those seeking a home that adapts to modern living while providing plenty of room to enjoy.

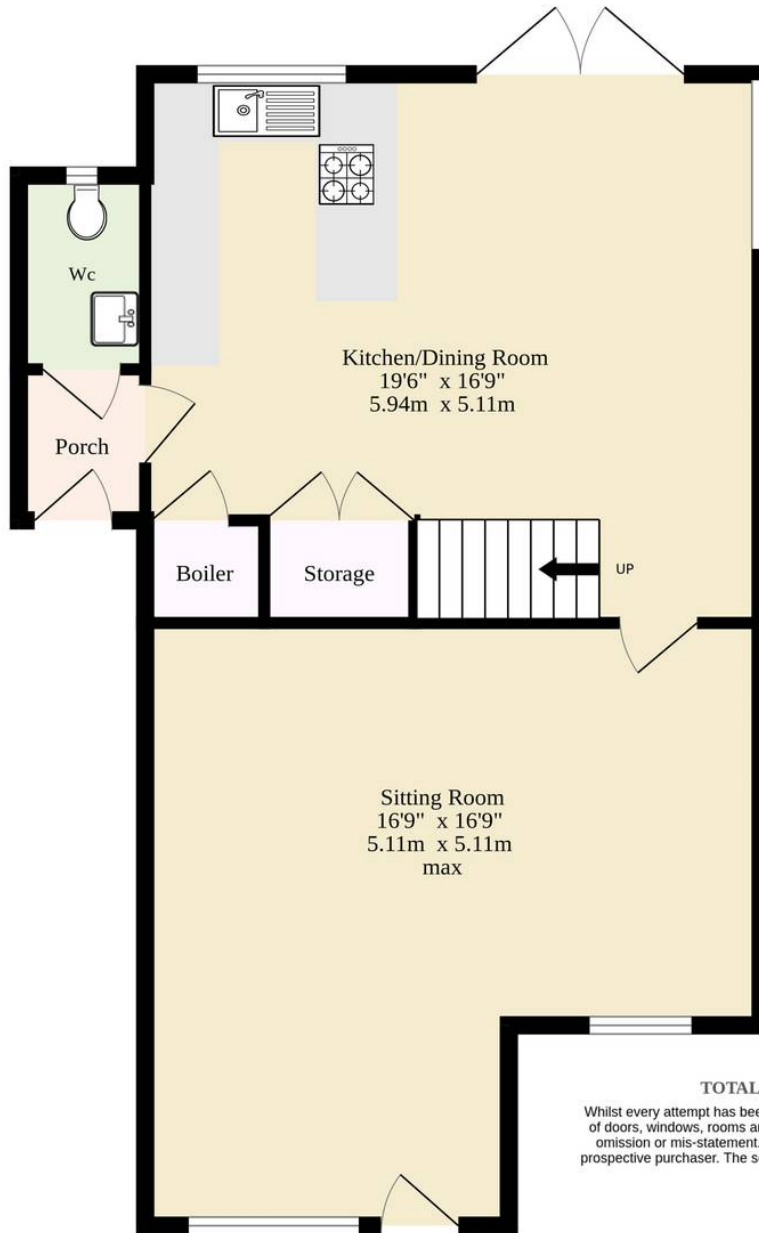
Agents Note

Sold Freehold

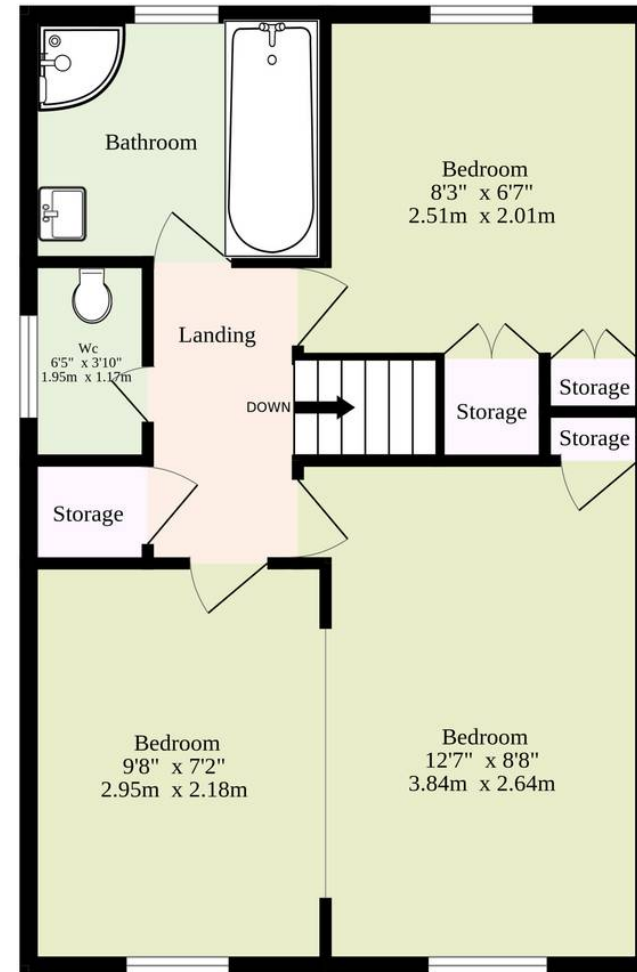
Connected to all mains services.



Ground Floor
573 sq.ft. (53.2 sq.m.) approx.



1st Floor
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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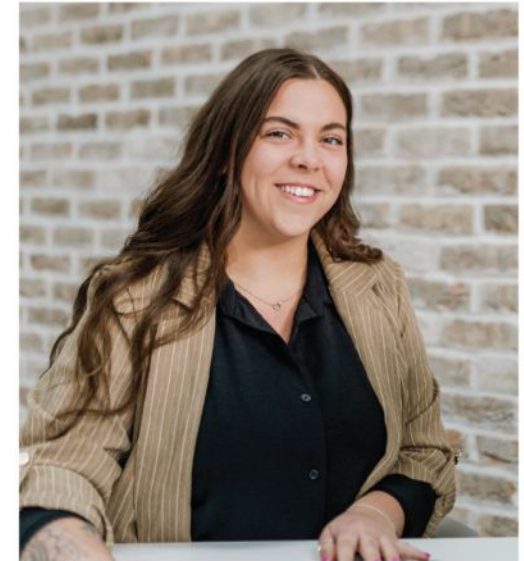
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Meet *Theo*
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