



73 Mendham Lane, Harleston

Harleston



Minors & Brady

## 73 Mendham Lane

A charming terraced home, perfectly suited to first-time buyers or those seeking a comfortable and well-located property with all the essentials for modern living. Thoughtfully arranged across two floors, the home offers a balanced layout designed for both everyday life and relaxed entertaining. The interior presents a welcoming and stylish feel throughout, creating spaces that are both practical and inviting. Natural light enhances the living areas, adding to the bright and homely atmosphere. Upstairs accommodation provides flexibility for growing families, guests, or home working. The outdoor space offers excellent potential for enjoying time outside, whether relaxing, gardening, or hosting during warmer months. Completing the appeal, the property also benefits from the convenience of private parking, a valuable feature within this popular market town setting.

- Attractive terraced home ideal for first-time buyers
- Well-presented accommodation arranged over two floors
- Welcoming entrance hall with ground floor cloakroom/WC
- Fully fitted wooden kitchen with integrated appliances
- Stylish navy-themed sitting room
- Living area with space for both lounge and dining arrangements
- Patio doors opening directly onto the rear garden
- Three bedrooms offering flexible accommodation
- Generous rear garden with excellent outdoor space
- Off-road parking located to the rear of the property





M&B

## 73 Mendham Lane

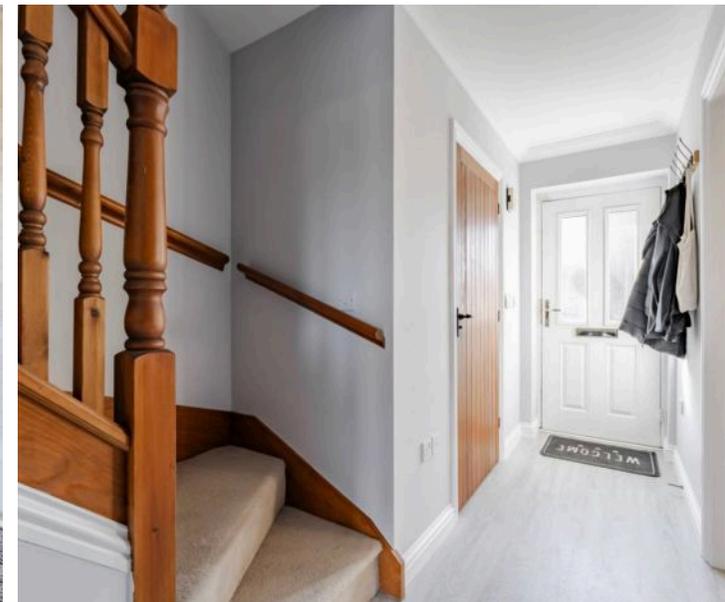
### The Location

Mendham Lane sits within a sought-after area of 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. North Walsham train station is also just a 5–10 minute walk away, offering convenient rail connections and making the location ideal for commuters.

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.



## 73 Mendham Lane

Harleston, Harleston

### Mendham Lane, Harleston

Situated within the popular market town of Harleston, this well-presented terraced home offers practical living space arranged over two floors and benefits from a generous rear garden and off-road parking.

The property is entered via a welcoming entrance hall which provides access to the main ground floor accommodation as well as a convenient cloakroom/WC. To the front of the home is a stylish fitted kitchen finished in a wooden design, offering a warm and classic feel.

The kitchen is fully fitted with integrated appliances and provides ample cupboard and worktop space, making it both functional and attractive for everyday cooking.

To the rear of the property is the main living area, a spacious sitting room presented with a rich navy décor that creates a comfortable and contemporary atmosphere. The room offers enough space for both a lounge seating arrangement and a dining table, making it ideal for relaxing or entertaining.

Patio doors open directly onto the rear garden, allowing plenty of natural light to fill the room and providing easy indoor-outdoor access during the warmer months.



## 73 Mendham Lane

Upstairs, the property offers three bedrooms, providing flexible accommodation for families, guests, or those working from home. Each room is served by a main family bathroom which is positioned conveniently on the first floor.

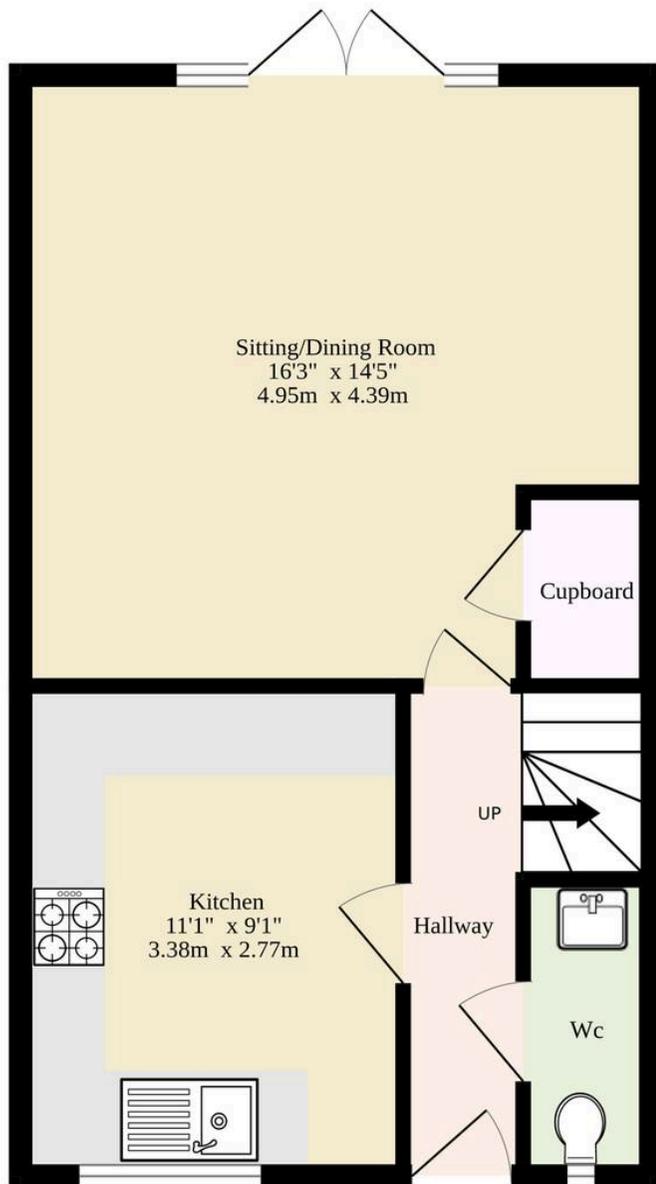
Outside, the home benefits from a particularly generous rear garden, offering plenty of space for outdoor seating, gardening, or family use. To the rear of the property there is also the advantage of off-road parking, providing convenient and practical vehicle access.

### Agents Note

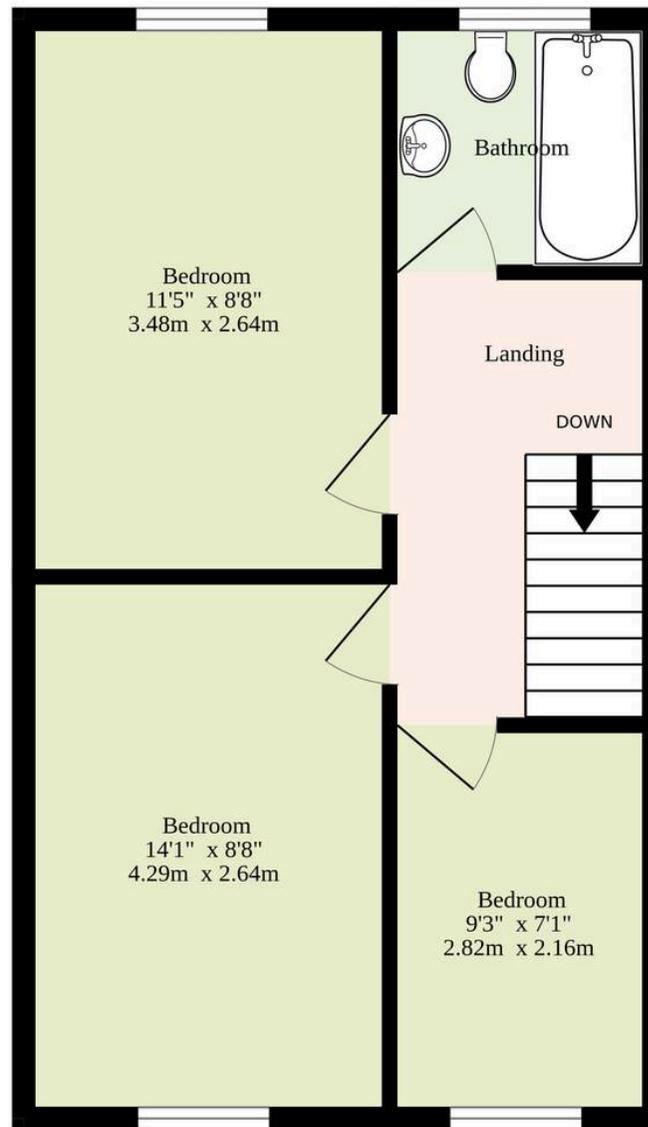
This property will be sold freehold.



**Ground Floor**  
380 sq.ft. (35.3 sq.m.) approx.



**1st Floor**  
372 sq.ft. (34.6 sq.m.) approx.



**TOTAL FLOOR AREA : 752 sq.ft. (69.9 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.

Made with Metropix ©2026

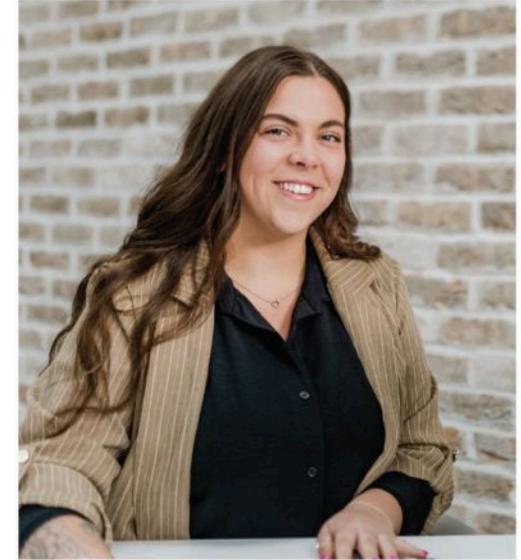
# Dreaming of this home? Let's make it a reality



Meet *Nicola*  
Branch Manager



Meet *Theo*  
Property Consultant



Meet *Anya*  
Aftersales Progressor

Minors & Brady  
*Your home, our market*

 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372

E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)