



11 Cranes Meadow, Harleston

Harleston



Minors & Brady

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Harleston, Harleston

This beautifully refurbished four-bedroom home has been finished to a high standard throughout, offering a stylish and thoughtfully designed living space that is ready to move straight into. The current owners have carried out a comprehensive renovation, creating a home that feels fresh, modern, and carefully considered in every detail. From the upgraded kitchen and bathrooms to the landscaped garden and high-quality finishes, the property delivers both visual appeal and everyday practicality.

With generous accommodation, excellent natural light, and a layout that flows effortlessly, this is a home that will suit a wide range of buyers looking for something special.



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- Fully refurbished throughout to a high standard, offering a true turn key finish
- Spacious four bedroom home, including a versatile study or fourth bedroom
- Stylish lounge featuring a contemporary media wall and feature focal point
- Brand new fitted kitchen with modern units and quality finishes
- Principal bedroom with modern ensuite shower room
- Fully enclosed rear garden with new fencing and a well designed layout
- Garden summer house, ideal for home office, studio, or relaxation space
- Ample off road parking for up to four vehicles
- Additional benefits include window shutters and a fully boarded loft for excellent storage

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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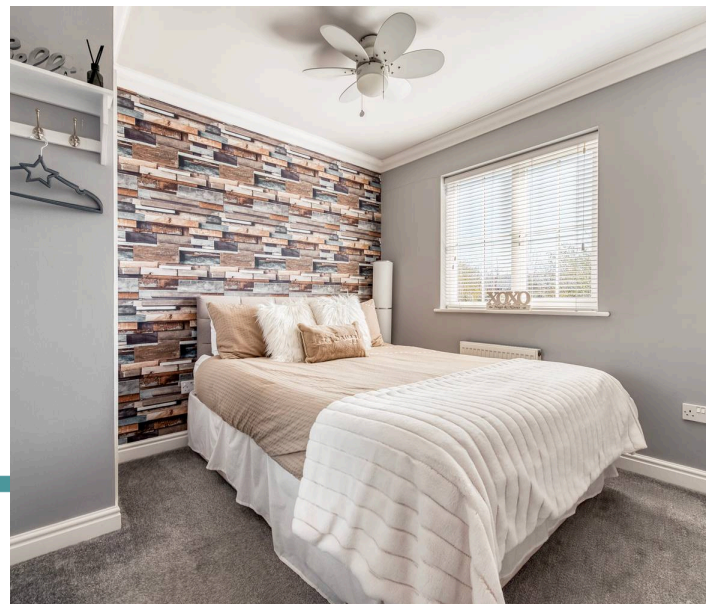
Location

Situated within a well-established residential development in Harleston, Cranes Meadow offers a convenient setting within easy reach of the town centre. Harleston is a popular market town known for its independent shops, cafés, and everyday amenities, along with a strong sense of community. The town provides a range of schooling options and essential services, while regular road links connect to Diss, Norwich, and surrounding villages.

The surrounding countryside offers a variety of walking routes and open green spaces, ideal for enjoying the outdoors, while Diss railway station is within driving distance, providing direct services to London Liverpool Street for those needing to travel further afield.

Cranes Meadow

Stepping inside, a welcoming entrance hall leads through to the main living areas. The lounge is a particularly impressive space, featuring a sleek media wall that creates a striking focal point while maintaining a comfortable and inviting atmosphere. A bay window enhances the natural light, adding to the bright and airy feel of the room.



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To the rear, the dining room connects seamlessly with the newly fitted kitchen, which has been finished with a modern range of units and ample worktop space, providing both style and functionality. The layout works well for everyday living as well as entertaining, with easy flow through to the heated conservatory. This additional reception space offers year round use and enjoys views over the garden, creating a relaxed setting for dining or unwinding.

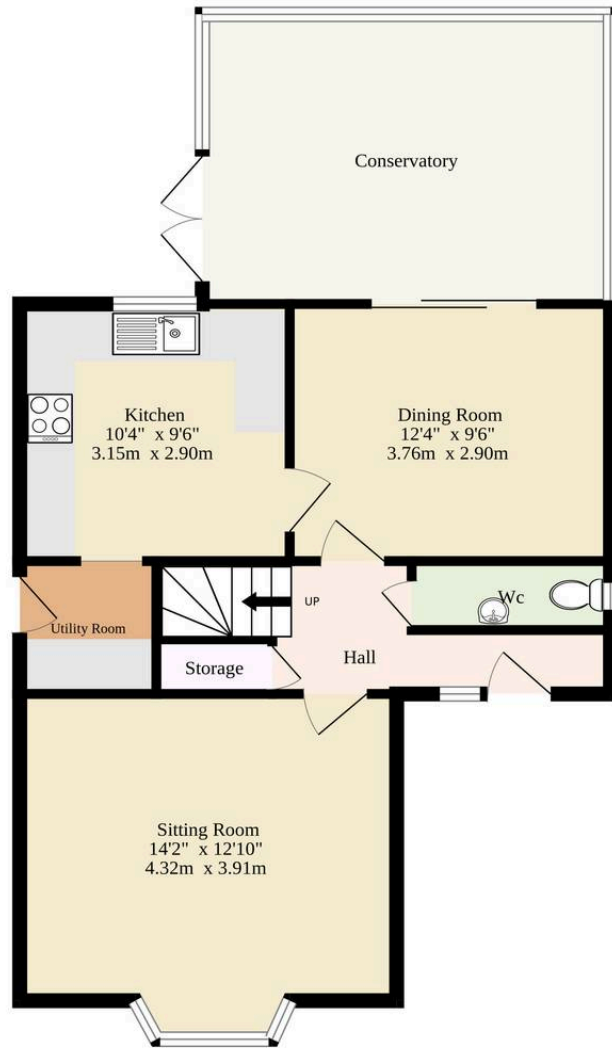
A separate utility area and ground floor WC add further convenience, helping to keep the main living spaces uncluttered and practical.

Upstairs, the property continues to impress with four well proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom. The fourth bedroom also offers flexibility as a study or home office if required. Additional storage is available via a fully boarded loft.

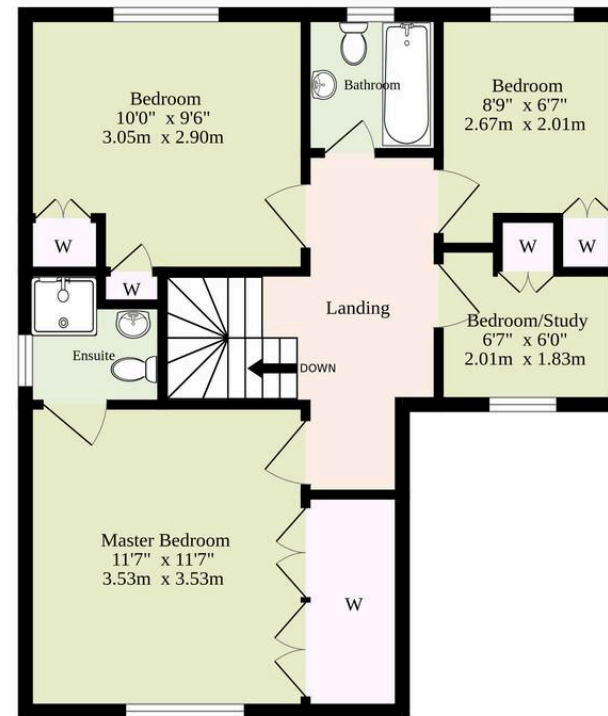
Externally, the property has been equally well cared for. The rear garden has been newly landscaped and enclosed with updated fencing, creating a private and well arranged outdoor space. A summer house adds further versatility, ideal for use as a home office, studio, or relaxing retreat. To the front, there is ample off road parking for up to four vehicles.



Ground Floor
390 sq.ft. (36.2 sq.m.) approx.



1st Floor
332 sq.ft. (30.8 sq.m.) approx.



Sqft Excludes Hall, Conservatory, Utility, Landing And Bathrooms

TOTAL FLOOR AREA : 722 sq.ft. (67.1 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*
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Meet *Theo*
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Meet *Anya*
Aftersales Progressor

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