



10

10 Pilgrims Way, Harleston

Harleston



Minors & Brady

## 10 Pilgrims Way

Harleston, Harleston

This very well-presented three-bedroom home offers a practical and well-arranged layout, ideal for a range of buyers. Set within a convenient location and within walking distance of local amenities, the property is ready to move into and benefits from no onward chain, making it an attractive option for those looking for a straightforward purchase.

With the added advantage of a garage conversion, ample off-road parking, and a fully enclosed rear garden, the home provides both flexibility and everyday convenience.



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Harleston, Harleston

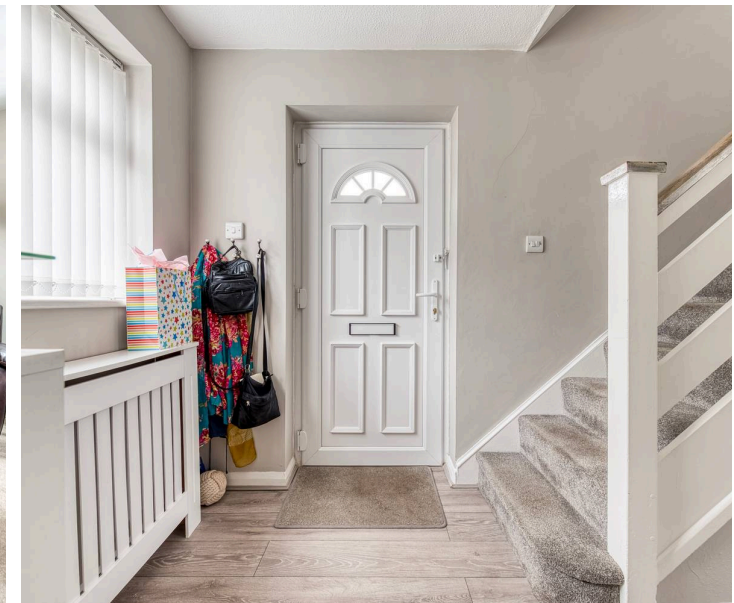
- Very well presented three bedroom home, offering well maintained and ready to move into accommodation
- No onward chain, ideal for a smooth and straightforward purchase
- Spacious sitting/dining room providing a bright and versatile main living area
- Fitted kitchen with access through to a conservatory overlooking the rear garden
- Three bedrooms to the first floor, including two well proportioned doubles
- Garage conversion creating a useful office space with additional WC and utility area
- Fully enclosed rear garden, offering a private and secure outdoor space
- Ample off road parking available to the front of the property
- Located within walking distance of local amenities, making everyday living convenient

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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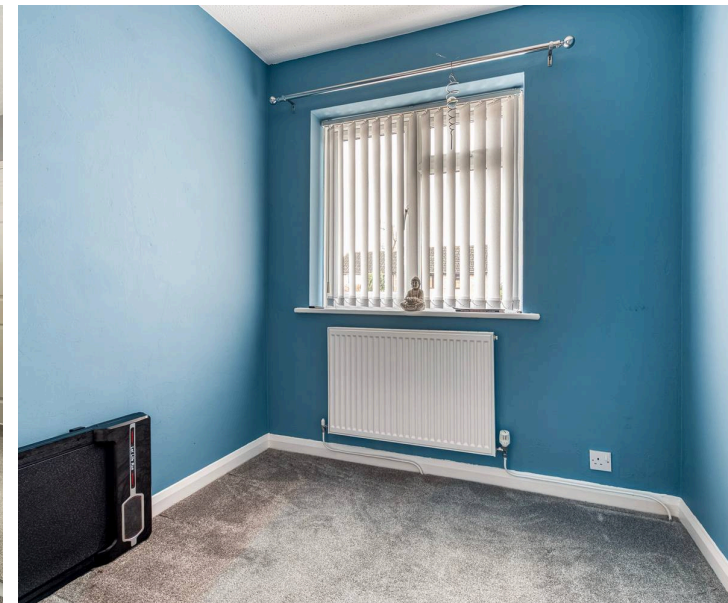
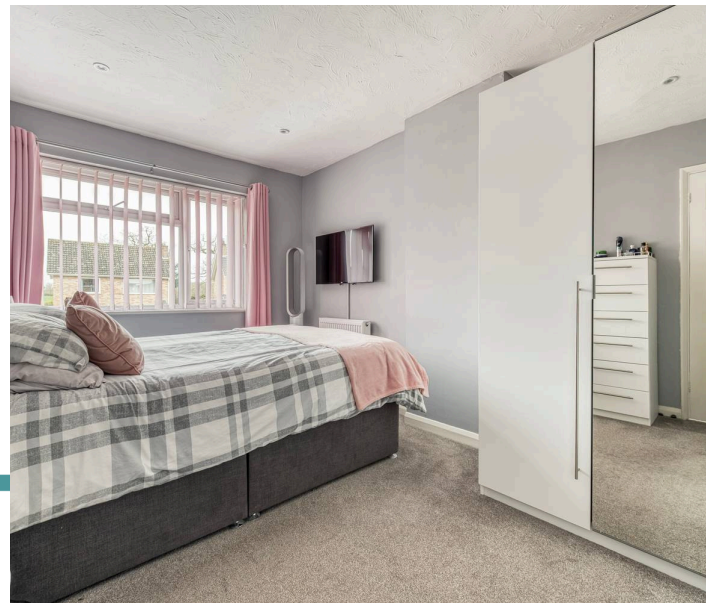
## Location

Situated within a well-established residential area of Harleston, Pilgrims Way 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 transport links connect to Diss, Norwich, and surrounding villages.

The nearby countryside offers a variety of walking routes and open green spaces, adding to the appeal for those who enjoy the outdoors. Diss railway station is also within driving distance, providing direct links to London Liverpool Street, making the area suitable for those needing to commute further afield.

## Pilgrims Way

Stepping inside, a hallway leads through to the main living accommodation. The sitting and dining room offers a generous and versatile space, suitable for both relaxing and entertaining, with good natural light creating a welcoming feel. The kitchen is positioned to the rear and is fitted with a range of units, providing ample storage and worktop space, while also offering access through to the conservatory.



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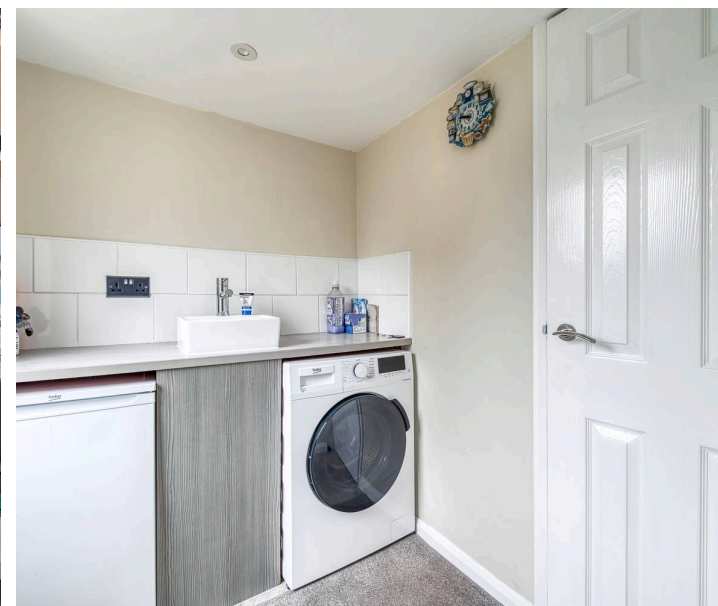
Harleston, Harleston

The conservatory extends the living space further and provides a pleasant outlook over the rear garden, creating an additional area that can be used for dining, relaxing, or as a secondary sitting space.

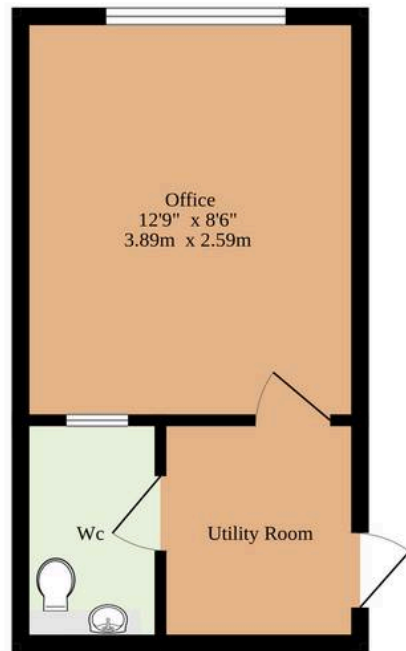
Upstairs, the first floor landing leads to three bedrooms, including two well proportioned doubles and a third bedroom which can also be used as a study or home office if required. These are served by the family bathroom, fitted with a bath, wash basin, and WC.

A key feature of the home is the garage conversion, which has been adapted to create a useful office space, along with a separate WC and utility area. This adds valuable flexibility for those working from home or needing additional functional space.

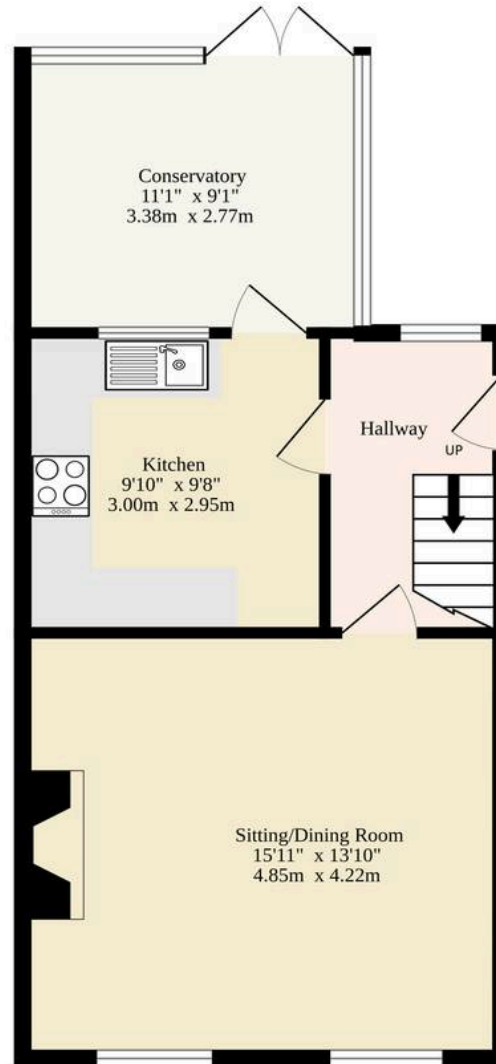
Externally, the property benefits from a fully enclosed rear garden, providing a private and secure outdoor area. To the front, there is ample off road parking. The home also benefits from a water softener, adding further practicality to day to day living.



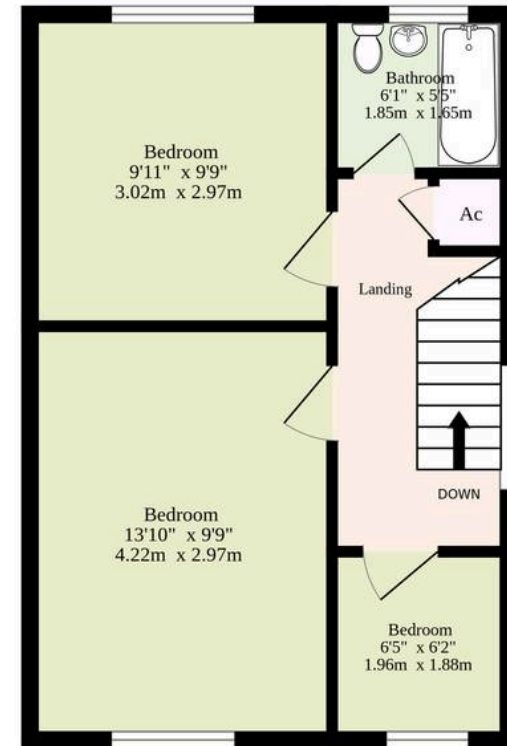
Garage Conversion  
162 sq.ft. (15.1 sq.m.) approx.



Ground Floor  
446 sq.ft. (41.4 sq.m.) approx.



1st Floor  
371 sq.ft. (34.5 sq.m.) approx.



**TOTAL FLOOR AREA : 979 sq.ft. (91.0 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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