



47 Pilgrims Way, Harleston

Harleston



Minors & Brady

# 47 Pilgrims Way

Harleston

A lovely opportunity to settle into a bright and well-kept home, this three-bedroom property offers an inviting layout, a beautiful rear garden and open meadow views, all within an easy walk of Harleston's vibrant town centre. The light-filled living spaces create a warm and comfortable atmosphere, with a well-planned kitchen/breakfast room, a generous sitting room and a spacious conservatory that enhances the flow of the ground floor. Upstairs, the bedrooms are well proportioned and naturally bright, making the home practical for families or those seeking flexible space. With its peaceful position, well-maintained presentation and easy access to local amenities, it provides an appealing setting for modern day-to-day living.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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- Link-detached three-bedroom home offering a bright and welcoming interior
- Well-appointed kitchen/breakfast room with breakfast bar and access to the rear garden
- Spacious sitting room with large front window and feature fireplace
- Light-filled conservatory with underfloor heating and garden views
- Two double bedrooms and one single, served by a modern shower room
- Beautifully maintained rear garden with lawn, established planting and pergola seating area
- Summerhouse and open meadow outlook providing a peaceful setting
- Driveway and garage with power and electric roller door
- Quiet position within easy walk of Harleston town centre and amenities
- Access to River Waveney and scenic footpaths with rail links from nearby Diss



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Pilgrims Way sits within a settled residential pocket on the western side of Harleston, giving you a straightforward walk to the town centre for everyday amenities. The setting is mainly made up of well-kept homes and quiet streets, with footpaths leading towards The Co-op on Bullock Fair Close and Tesco Express on The Thoroughfare for quick food shopping. Families have practical schooling options, with Harleston Primary Academy and Archbishop Sancroft High School both close by. Transport links are convenient for a small market town, with regular bus services running towards Diss, Bungay and Norwich, while Diss railway station, around a 15-minute drive, offers direct trains to Norwich and London. Altogether, Pilgrims Way supports a practical, easy lifestyle with shops, schools, green spaces and wider connections all within comfortable reach.



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This three-bedroom home offers a bright, welcoming and well-maintained setting in a quiet part of Harleston, just a short and easy walk from the town's independent shops, cafés and everyday amenities. With open meadow views to the rear and a beautifully kept garden, it presents an appealing balance of comfort, practicality and a touch of semi-rural charm.

The property opens into a useful porch with cloakroom, leading through to a well-appointed kitchen/breakfast room. This is a naturally light space, fitted with modern units and integrated appliances, with a breakfast bar for informal dining and direct access to the rear garden.

The sitting room is generously proportioned, featuring a large front-facing window and a characterful brick fireplace, while double doors open into a spacious conservatory. With underfloor heating and full-height glazing, it provides an inviting additional living area throughout the year, framing attractive views of the garden.



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Upstairs, there are two comfortable double bedrooms and a single, each enjoying good natural light. The single bedroom has the flexibility to be a home office, a nursery or a dressing room. The bedrooms are served by a shower room, comprising of a modern three-piece suite. A partly boarded loft offers further storage.

Outside, the property continues to impress. The rear garden is fully enclosed and beautifully maintained, with a lawn, established planting and a paved seating area beneath a timber pergola, an ideal spot for outdoor dining or quiet relaxation. A summerhouse sits to the rear, perfectly positioned to enjoy the open outlook across the adjoining meadow.

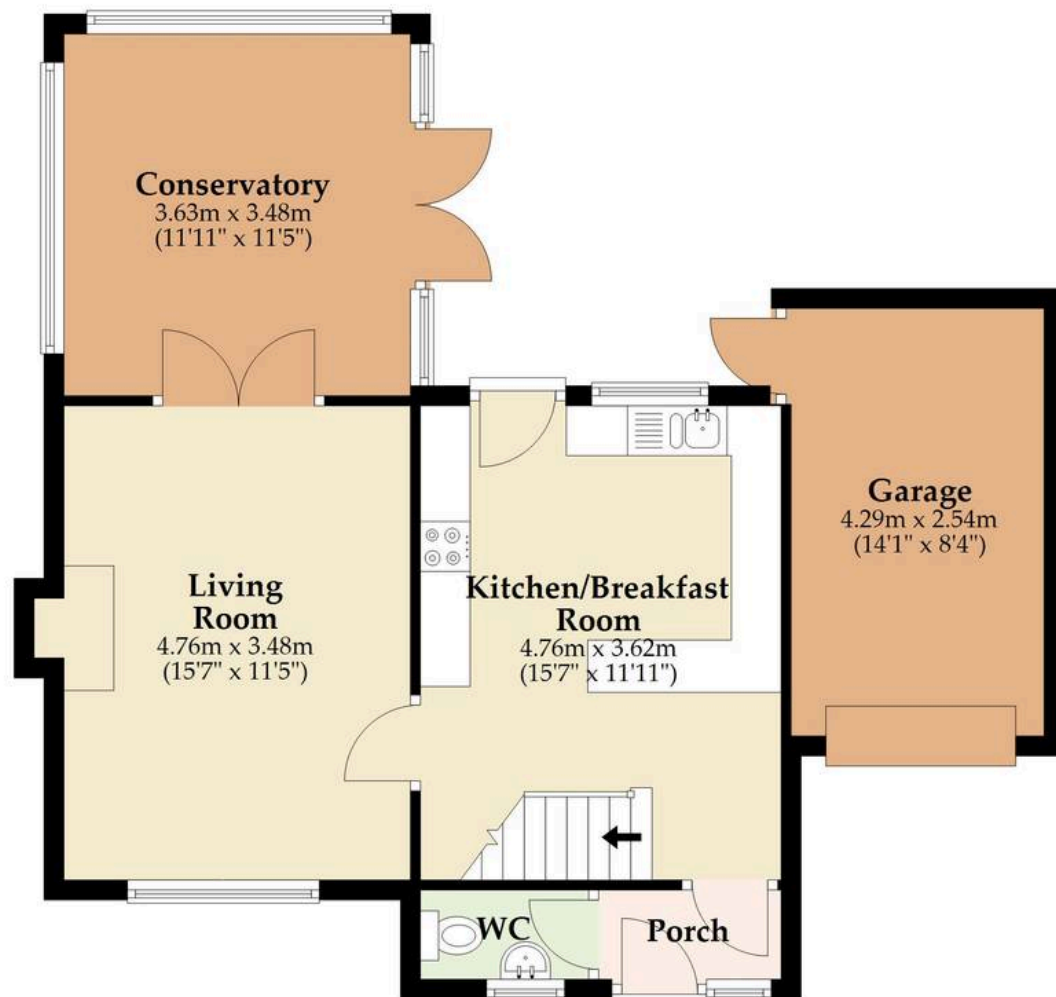
The driveway and garage, fitted with power and an electric roller door, provide practical parking and storage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 

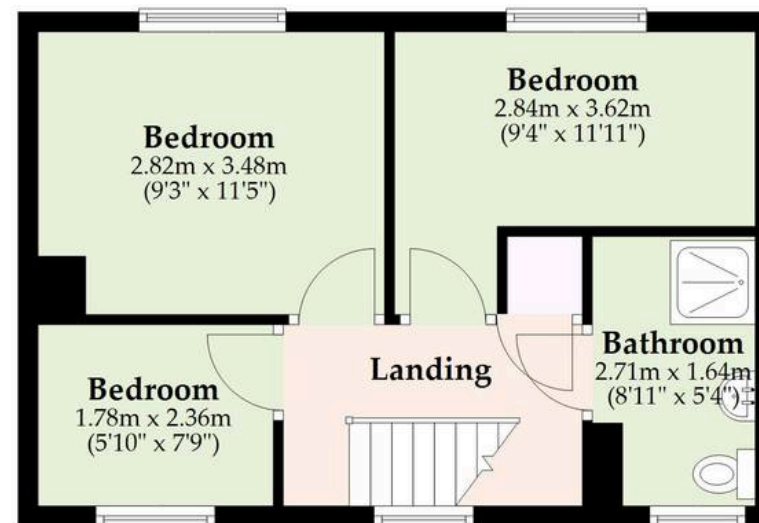
## Ground Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 96.2 sq. metres (1035.1 sq. feet)

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.

Plan produced using PlanUp.

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



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Branch Manager




Meet *Theo*  
Property Consultant



Meet *Anya*  
Aftersales Progressor

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