



34 Robin Avenue, Harleston

Harleston



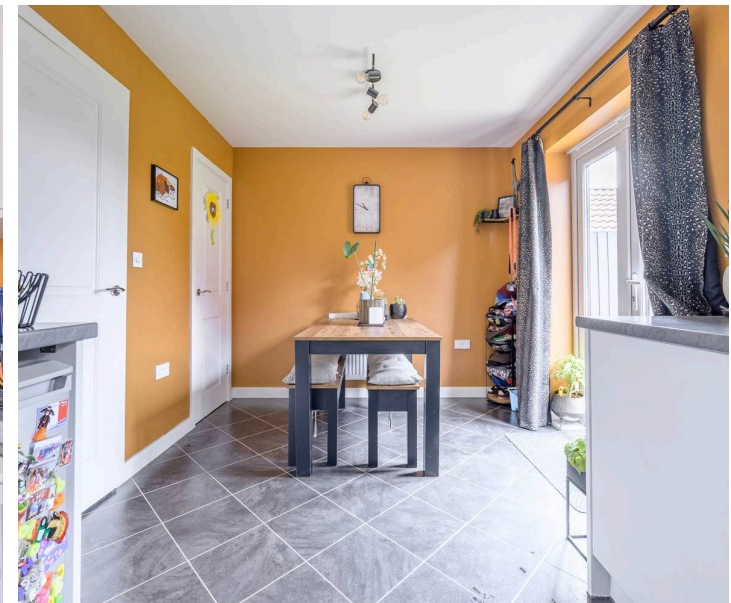
Minors & Brady

34 Robin Avenue

Stylish, practical and perfectly positioned, this well-maintained home offers modern living in a popular Harleston setting. Designed with comfort and functionality in mind, the property features a well-balanced layout ideal for day-to-day living. A bright sitting room leads through to a spacious kitchen/dining area, creating a sociable and versatile heart to the home.

Upstairs, three well-proportioned bedrooms include a principal bedroom with its own en-suite. Outside, a driveway and garage provide valuable parking and storage, while the rear garden offers space to relax or personalise. Conveniently located close to local amenities, this is an excellent opportunity for a range of buyers seeking a ready-to-move-into home.

- Well-presented three-bedroom semi-detached home in a popular residential setting
- Bright and spacious sitting room leading through to the main living areas
- Generous kitchen/dining room spanning the width of the property, ideal for entertaining
- Modern fitted kitchen with a range of units and space for appliances
- Principal bedroom benefitting from built-in storage and a private en-suite shower room
- Two additional well-proportioned bedrooms offering flexibility for family or home working
- Ground floor cloakroom providing added convenience for everyday living
- Driveway parking for two vehicles alongside a garage for storage or additional parking
- Enclosed rear garden, mainly laid to lawn, offering a low-maintenance outdoor space
- Convenient location within easy reach of local amenities, schooling and transport links





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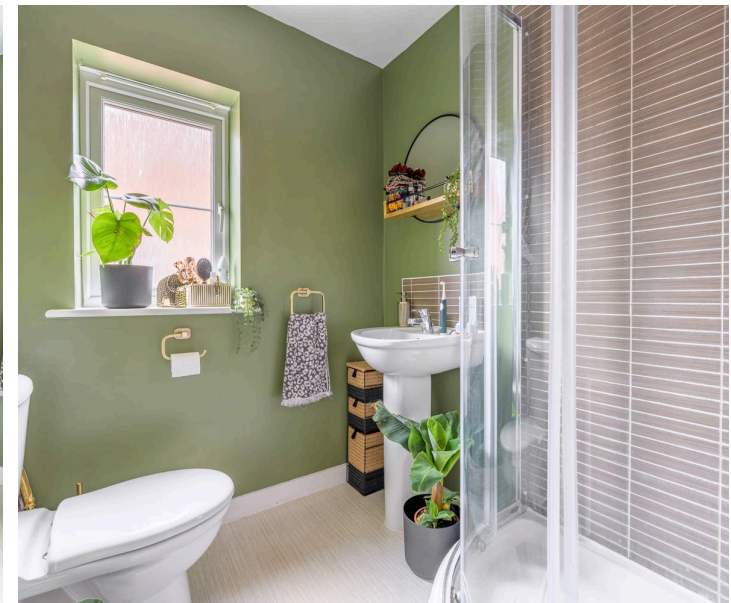
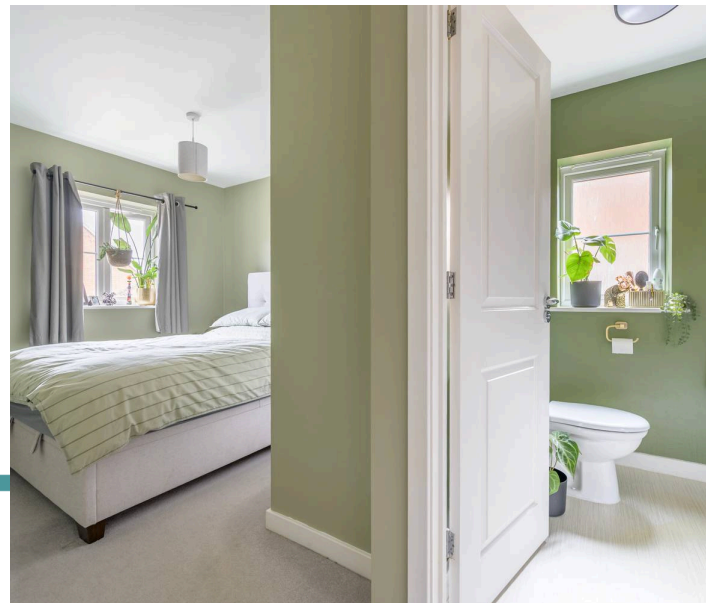
The Location

Situated within a well-established residential area of Harleston, the property enjoys a convenient position within easy reach of the town centre. Harleston is a popular and attractive market town, well known for its characterful streets, independent shops, cafés and a wide range of everyday amenities, all contributing to a strong and welcoming community atmosphere.

The town provides a good selection of essential services, including schooling for various ages, healthcare facilities and local businesses, making it a practical choice for families and professionals alike. In addition, there are regular transport links connecting to nearby towns and villages, including Diss and Norwich, supporting both local travel and commuting needs.

Surrounded by open countryside, the area offers a wealth of opportunities for outdoor pursuits, with scenic walking routes, quiet lanes and green spaces all within easy reach. This combination of rural surroundings and accessible amenities makes the location particularly appealing for those seeking a balanced lifestyle.

For those needing to travel further afield, Diss is within comfortable driving distance and provides a mainline railway station with direct services to London Liverpool Street, as well as additional shopping and leisure facilities.



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Robin Avenue, Harleston

This well-presented three-bedroom semi-detached home is situated within a popular residential development in Harleston, offering a comfortable and practical layout ideal for modern family living. Having been carefully maintained by the current owner, the property is in good decorative order throughout, creating a welcoming home ready to move straight into.

The ground floor accommodation is well arranged, beginning with an entrance hall leading to a convenient cloakroom. To the front of the property is a bright and inviting sitting room, which flows through to a spacious kitchen/dining room spanning the width of the house. The kitchen is fitted with a comprehensive range of units and space for appliances, while the dining area provides ample space for entertaining, with French doors opening out to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is positioned to the rear and benefits from a built-in wardrobe and a private en-suite shower room. Two further bedrooms provide flexible space for family, guests or home working, all served by a modern family bathroom.



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Externally, the property continues to impress with a driveway providing off-road parking for multiple vehicles and access to a garage, adding valuable storage or parking options. The rear garden is predominantly laid to lawn, offering a low-maintenance outdoor space with scope for personalisation.

Situated within easy reach of Harleston's town centre and local amenities, this property combines **convenience, comfort and practicality**, making it an excellent choice for a range of buyers.

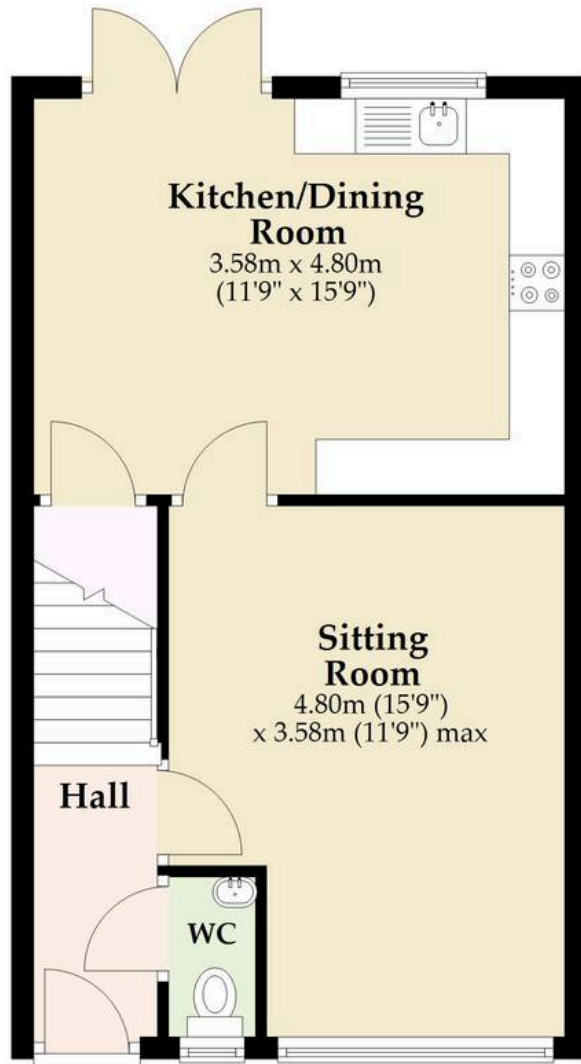
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



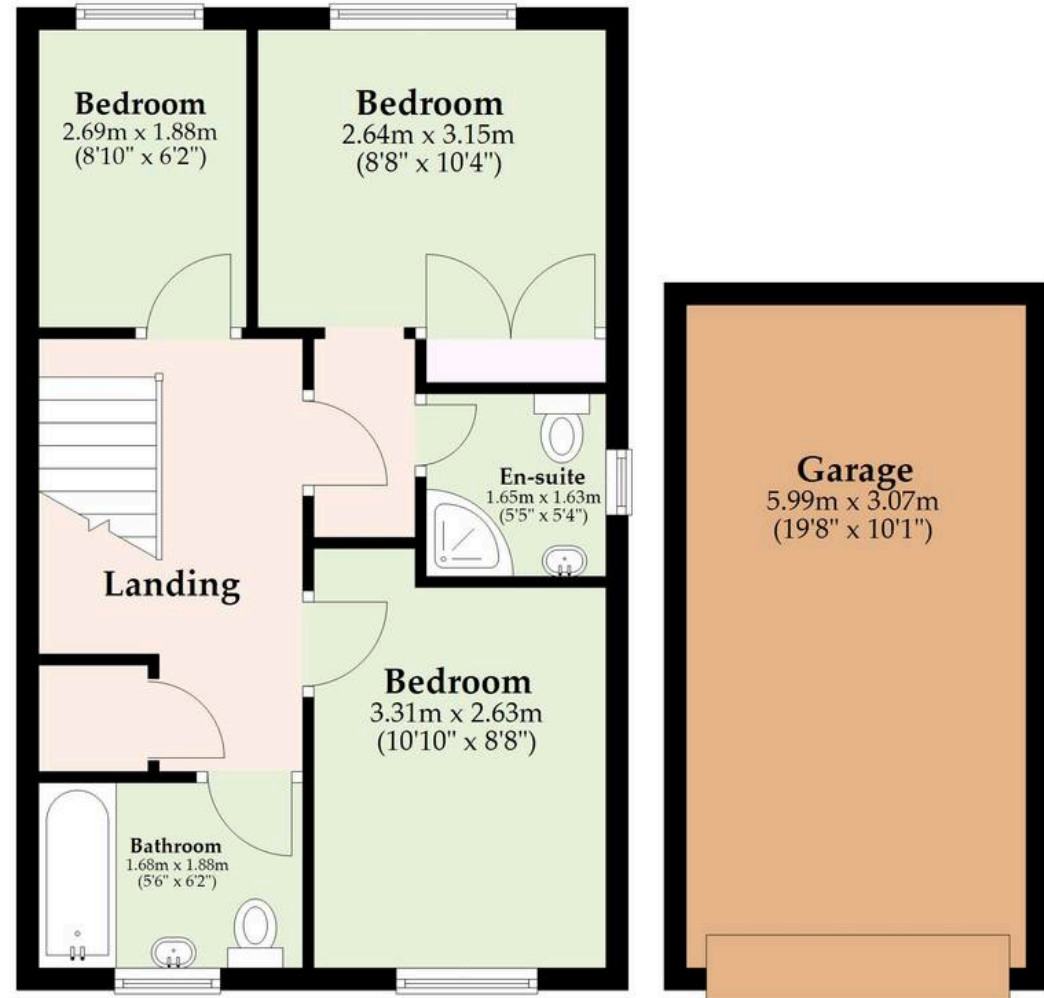
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

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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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