



Fern House, 6 Candles Lane, Harleston

Minors & Brady

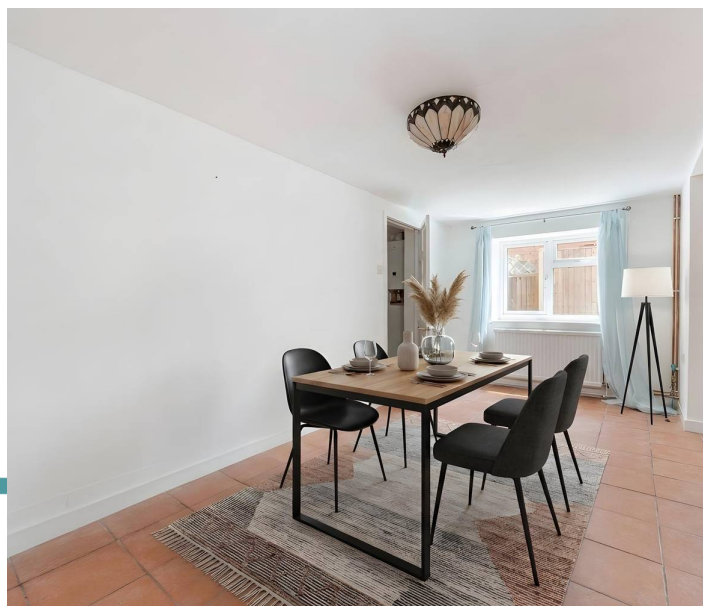


Fern House, 6 Candles Lane

Harleston

Tucked away along a quiet lane just moments from the heart of Harleston, this charming end-of-terrace home combines character, practicality and thoughtfully updated interiors.

Offered with no onward chain, the property has been freshly decorated and carefully maintained, making it ready to move straight into. With three bedrooms, an impressive extended kitchen and dining space, off-street parking and a south-westerly facing courtyard garden, it presents an excellent opportunity for first-time buyers, young families or those looking to enjoy the convenience of town living.



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- No onward chain, characterful end of terrace home tucked away down a quiet lane within walking distance of Harleston town centre
- Three bedrooms, all accessed from the first floor landing, with the principal bedroom benefiting from built in wardrobes and a private WC
- Spacious extended open plan kitchen, dining and family room, ideal for modern living and entertaining
- Separate sitting room with feature fireplace, offering a cosy and welcoming reception space
- Well appointed ground floor bathroom complemented by a practical lobby area for coats and shoes
- Freshly decorated throughout with a new combi boiler installed in 2024 and a newly replaced flat roof and skylight completed in 2023
- South westerly facing courtyard style garden, providing a low maintenance outdoor space for relaxing and al fresco dining
- Blending character features with modern updates, creating a home ready to move straight into
- Conveniently positioned close to local shops, schools, everyday amenities and transport links, making it an excellent choice for families, first time buyers or those looking to downsize

Council Tax band: B

Tenure: Freehold

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Location

Situated close to the centre of Harleston, Candles Lane enjoys a convenient location within easy reach of the town's excellent range of amenities. Harleston is a popular market town known for its independent shops, cafés, restaurants, and strong sense of community, along with supermarkets, healthcare facilities, and schooling for all ages. Regular road links provide straightforward access to Diss, Norwich, Bungay, and the surrounding villages, while Diss railway station is within easy driving distance, offering direct services to London Liverpool Street.

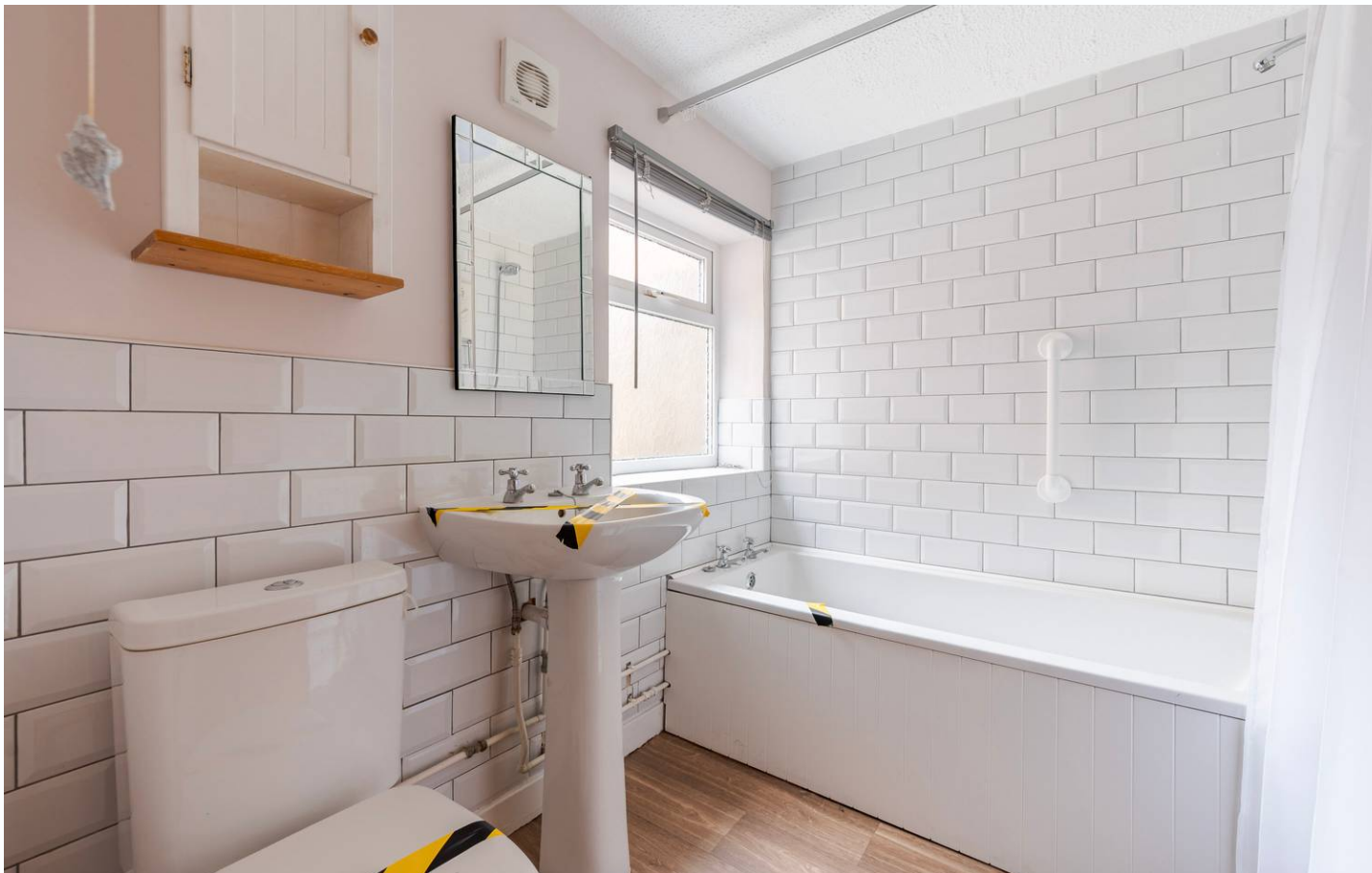
The surrounding countryside offers an abundance of scenic walking routes, quiet country lanes, and open green spaces, allowing residents to enjoy the area's rural character. Combining the charm of a traditional market town with excellent everyday convenience, this location offers easy access to both local amenities and the wider Norfolk and Suffolk countryside.

Candles Lane

The welcoming entrance hall sets the tone for the home and includes a useful understairs recess housing the recently installed combi boiler, fitted in 2024. To the front, the sitting room offers a cosy retreat with a feature fireplace creating a natural focal point.



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To the rear, the property opens into a spacious kitchen, dining and family room that has been extended to create a bright and sociable living environment. A triple aspect, together with a newly installed skylight and replacement flat roof completed in 2023, allows natural light to flood the space. The kitchen is fitted with a range of storage units and generous worktop space, while the open layout provides plenty of room for dining and informal seating. A practical lobby separates this area from the modern ground floor bathroom, offering a useful place for coats and shoes.

Upstairs, all three bedrooms are accessed directly from the landing, creating a practical layout with no walk through rooms. The principal bedroom benefits from built in wardrobes as well as the convenience of its own WC, while the remaining bedrooms provide flexibility for family life, guests or those working from home.

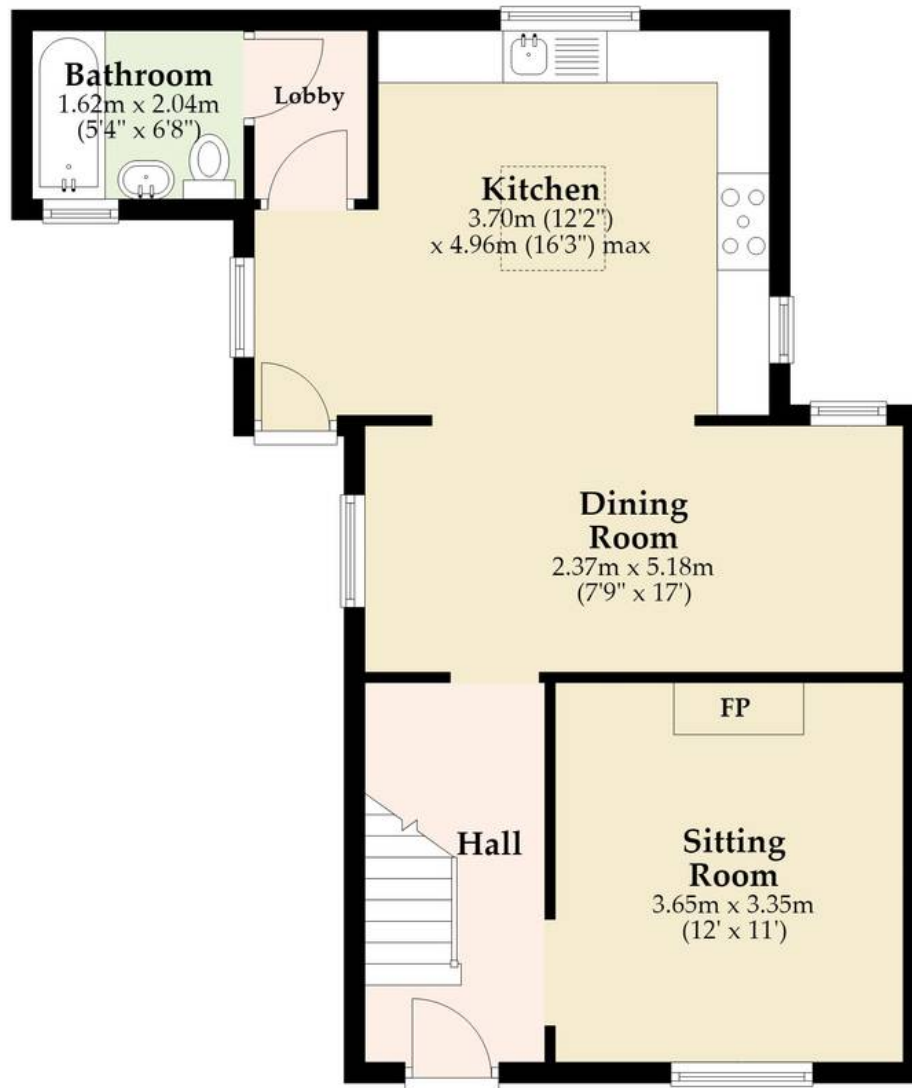
Outside, the south westerly facing courtyard garden provides an attractive, low maintenance setting to enjoy outdoor dining or relax in the afternoon and evening sun. To the front, the property benefits from a private driveway providing off street parking, together with a small front garden that adds to the home's welcoming kerb appeal.



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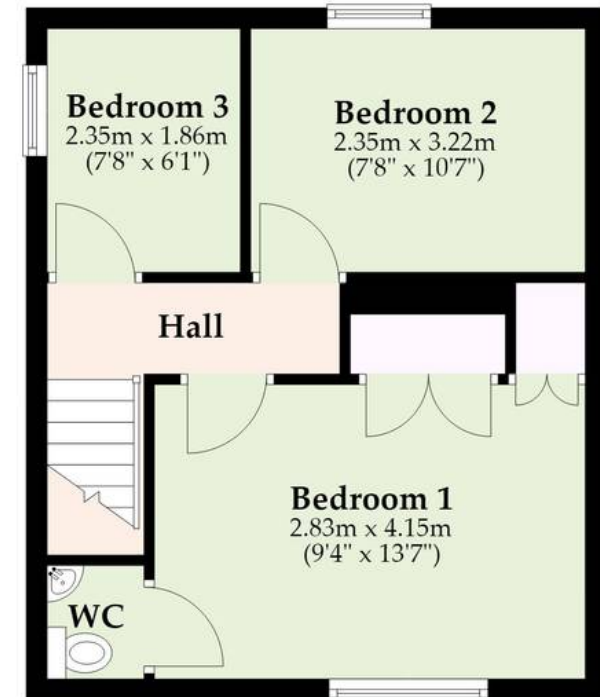
Ground Floor

Approx. 53.4 sq. metres (575.3 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 85.8 sq. metres (923.3 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.

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Meet *Theo*
Property Consultant



Meet *Anya*
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Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere St, Diss, IP22 4AG

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