



37 Robin Avenue, Harleston

Minors & Brady



37 Robin Avenue

Harleston

More than just a family home, this versatile property offers stylish living space, a conservatory and even its own garden bar. The well-presented accommodation includes a spacious sitting room, a generous kitchen/breakfast room with integrated appliances and a bright conservatory overlooking the rear garden. Upstairs, the principal bedroom benefits from fitted wardrobes and a private en-suite, while two further bedrooms are served by a family bathroom. Outside, the enclosed rear garden provides an attractive setting for relaxing and entertaining, complete with patio areas and lawn. A standout feature is the converted garage, now arranged as a useful storage area and a dedicated bar space overlooking the garden. With off-road parking and a convenient position close to Harleston's amenities, this home is perfectly suited to modern family life.

- Three-bedroom end-terrace family home
- Spacious kitchen/breakfast room with integrated appliances
- Bright conservatory overlooking the rear garden
- Generous sitting room ideal for everyday living
- Principal bedroom with en-suite and fitted wardrobes
- Two further well-proportioned bedrooms
- Ground floor cloakroom and family bathroom
- Enclosed rear garden with patio seating areas
- Converted garage featuring a bar and separate storage room
- Off-road parking and convenient access to local amenities

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The Location

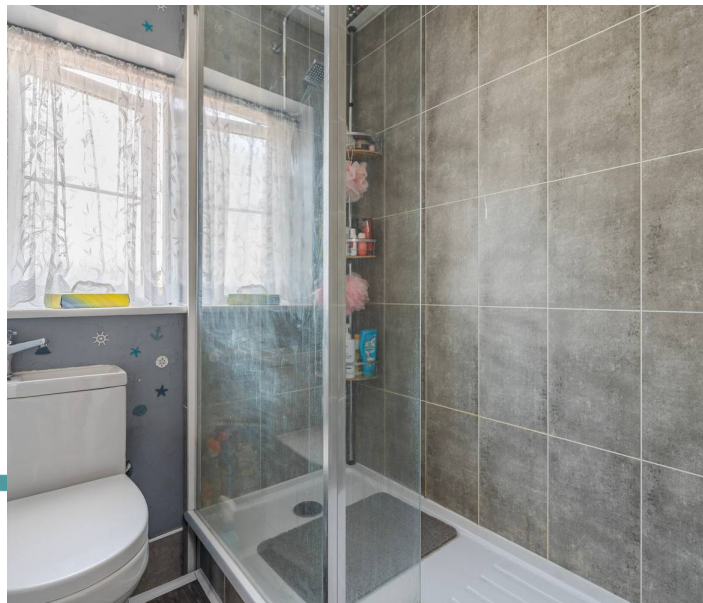
Situated within the attractive market town of Harleston, close to the Norfolk border, this location enjoys the best of both town and countryside living. Surrounded by the picturesque landscapes of the Waveney Valley, the area offers a peaceful setting while still providing a comprehensive range of everyday amenities and services.

Harleston is renowned for its strong sense of community and traditional market town charm. The historic town centre is home to an excellent selection of independent shops, cafés, restaurants, public houses and local businesses, creating a vibrant yet welcoming atmosphere. Regular markets and community events further enhance the town's appeal, contributing to its thriving local character.

For everyday convenience, residents have access to a range of shopping options including a Co-op supermarket, Lidl and a variety of specialist retailers such as butchers, bakeries and convenience stores. For those seeking a wider range of shopping and leisure facilities, the nearby towns of Diss and Bungay are easily accessible and offer additional supermarkets, retail outlets and services.

The area is well-suited to a variety of lifestyles, with local healthcare facilities, schools and recreational amenities all available within the town.

Connectivity is another key advantage of the location. The A143 provides convenient road links to neighbouring towns and villages, while Diss, just a short drive away, offers a mainline railway station with direct services to Norwich, Ipswich and London Liverpool Street. Bus services also connect Harleston with surrounding areas, providing additional transport options for residents.



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Situated within the popular market town of Harleston, this well-presented three-bedroom end-terrace home offers spacious and versatile accommodation, making it an excellent choice for families, first-time buyers and those seeking a home within easy reach of local amenities. Combining practical living space with well-balanced bedrooms and a private rear garden, the property is perfectly suited to modern day-to-day living.

The accommodation is entered via a welcoming hallway, providing access to the principal ground floor rooms and a convenient cloakroom. The sitting room is a bright and comfortable space positioned to the front of the property, offering ample room for a variety of furnishings and creating an ideal environment for both relaxation and entertaining.

To the rear, the kitchen/breakfast room serves as the heart of the home. Fitted with a range of units and integrated appliances, the room has been designed with practicality in mind while still providing space for dining and everyday family life. The layout allows for a sociable atmosphere, perfect for busy mornings, family meals and entertaining guests. French doors provide a seamless connection to the conservatory, which offers additional reception space and enjoys pleasant views over the rear garden.

The conservatory provides valuable flexibility and can be utilised in a variety of ways, whether as a dining area, garden room, playroom or secondary sitting area. With direct access to the garden, it creates an enjoyable transition between indoor and outdoor living.



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Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, creating a comfortable and private retreat. Two further bedrooms are served by the family bathroom, making the layout particularly well suited to family living.

Outside, the enclosed rear garden provides a pleasant and private setting to enjoy throughout the year. Predominantly laid to lawn, the garden is complemented by paved patio areas that offer excellent space for outdoor seating, dining and entertaining during the warmer months.

A particularly appealing feature of the property is the converted garage. Thoughtfully divided into two distinct areas, the front section provides useful storage space, while the rear has been transformed into a stylish bar area overlooking the garden. This versatile space could continue to be enjoyed for entertaining or adapted to suit a variety of lifestyle requirements, subject to individual needs.

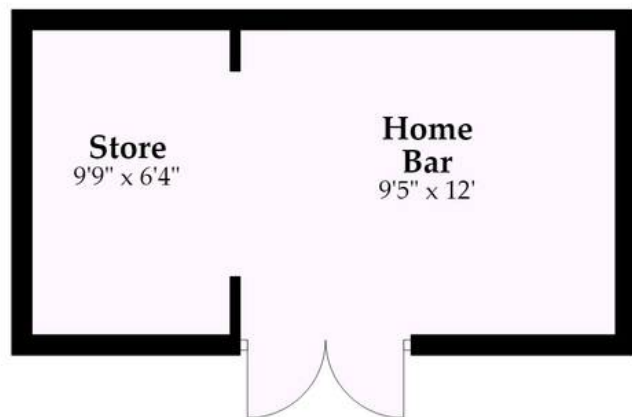
Further benefits include gas central heating, off-road parking and a highly convenient location within walking distance of Harleston's amenities, independent shops, cafés and services.

Agent's Note

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



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Total area: approx. 971.0 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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