



93 Mendham Lane, Harleston

Minors & Brady



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Harleston

Spacious family living with a good-sized garden to match. This three-bedroom detached home in Harleston offers well-balanced accommodation, ideal for families, first-time buyers or those seeking additional space. The ground floor features a generous sitting room alongside a spacious kitchen/dining room fitted with neutral units and ample room for everyday dining. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom and an en-suite to the principal bedroom. Outside, the property benefits from a good-sized rear garden, predominantly laid to lawn, providing plenty of space for outdoor enjoyment. With off-road parking and a practical layout throughout, this home presents an excellent opportunity in a popular residential setting.

- Three-bedroom detached family home
- Spacious sitting room
- Generous kitchen/dining room
- Principal bedroom with en-suite shower room
- Ground floor WC
- Family bathroom serving two further bedrooms
- Good-sized rear garden, mainly laid to lawn
- Off-road parking
- Popular residential location within Harleston
- Easy access to local amenities, schools and transport links





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, caf  s, 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. The surrounding countryside provides excellent opportunities for walking, cycling and exploring the natural beauty of the Waveney Valley, making it particularly appealing to those who enjoy outdoor pursuits.

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 a popular residential area of Harleston, this three-bedroom detached home offers practical and well-balanced accommodation, making it an ideal choice for families, first-time buyers or those looking to upsize. Benefiting from a good-sized garden and well-proportioned rooms throughout, the property provides excellent potential for comfortable everyday living.

The accommodation begins with an entrance hall that provides access to the main living areas. The sitting room is a generous size, offering ample space for seating and relaxation, while the kitchen/dining room spans the rear of the property, creating a sociable space for both cooking and family meals.

Fitted with a range of neutral units, the kitchen provides plenty of worktop space along with room for essential appliances. A useful ground floor WC completes the downstairs accommodation.

Upstairs, the property offers three bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom, providing practical accommodation for family life or visiting guests.

Outside, the property enjoys a nicely sized rear garden that is predominantly laid to lawn, offering space for outdoor dining, children to play, or simply enjoying the warmer months. To the front, the property benefits from off-road parking and a pleasant residential setting.

M&B

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Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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