



17a Broad Street, Harleston

Minors & Brady



17a Broad Street

Harleston

Occupying a desirable position in the heart of the town, this charming period cottage offers beautifully presented accommodation arranged across three spacious floors. Rich in character, the property showcases features including exposed beams and an original brick fireplace, while recent improvements enhance its stylish and welcoming appeal. The generous kitchen/dining room forms a sociable hub for everyday living and entertaining, complemented by a comfortable open-plan sitting room filled with warmth and charm. Two well-proportioned double bedrooms, a versatile attic room flooded with natural light and the convenience of amenities close at hand create an enviable lifestyle opportunity for a wide range of buyers.



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The accommodation is approached via the front door, which opens directly into a welcoming entrance area and sitting room. This inviting reception space immediately sets the tone for the property, offering a warm and comfortable environment in which to relax or entertain. A pleasant outlook to the front elevation enhances the room, while the open-plan arrangement creates an attractive sense of flow throughout the ground floor. A staircase rises to the first floor and attractive open studwork subtly defines the transition into the kitchen, retaining a feeling of openness whilst clearly distinguishing the different living areas.

The sitting room forms the principal reception area and provides ample space for comfortable furnishings. Character features and the cottage's traditional styling create an appealing atmosphere, making it an ideal space for both everyday living and entertaining guests.

Positioned to the rear of the property, the generous kitchen/dining room forms the heart of the home. Thoughtfully designed to maximise both practicality and storage, it is fitted with a comprehensive range of matching wall, base and drawer units, complemented by extensive work surface space for food preparation and day-to-day use. There is plumbing in place for both a washing machine and dishwasher, further enhancing convenience. A particularly eye-catching feature is the original brick fireplace, within which the oven and hob have been incorporated, creating a wonderful focal point that celebrates the property's heritage.





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The first floor continues to impress with well-arranged and comfortable living space. A central landing provides access to the bedroom accommodation and family bathroom, while a further staircase rises to the second floor attic room.

The principal bedroom is a charming and generously proportioned double room, enriched by exposed timber beams that add considerable character and visual interest. Built-in wardrobes provide excellent storage, helping to maximise floor space, while natural light enhances the welcoming atmosphere. The second bedroom is another well-proportioned double room, making it suitable for a variety of requirements, whether as a guest bedroom, children's room or additional workspace. Both bedrooms benefit from newly fitted carpets, creating a fresh and stylish finish.

Serving the first-floor accommodation is the family bathroom, fitted with a panelled bath incorporating an electric shower over, alongside a wash hand basin set within a useful storage unit and a low-level WC. Well-appointed and functional, the bathroom caters perfectly for modern day-to-day living.



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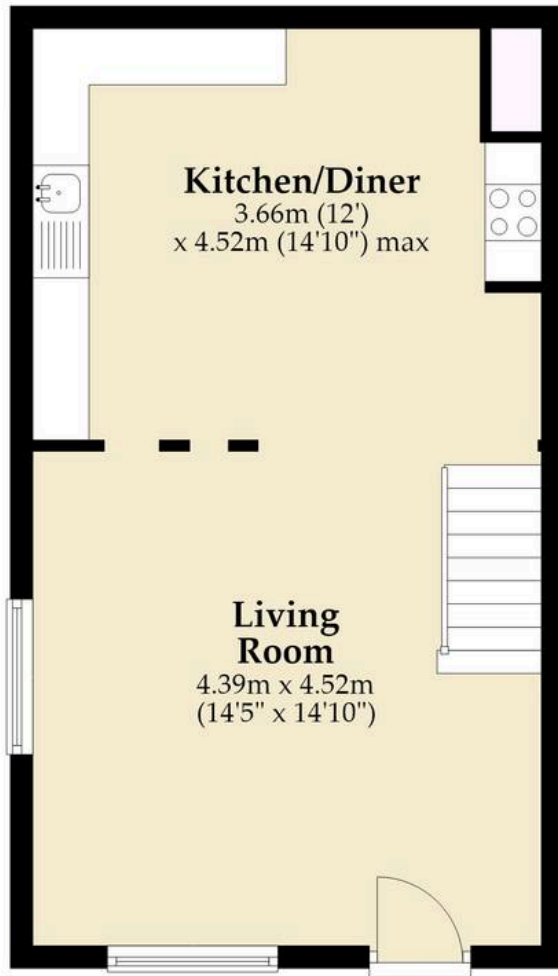
A fixed staircase rises to the second floor, where the impressive attic room provides valuable additional accommodation. Flooded with natural light from a skylight window, this versatile space offers exceptional flexibility and could be utilised as a home office, creative studio, hobbies room or additional accommodation. Further storage is available within the adjoining loft space, adding to the practicality of the property.

Externally, the cottage has been designed with ease of maintenance in mind, making it particularly appealing to busy professionals, investors and those seeking a manageable home without sacrificing character or space. The central location allows residents to enjoy all the benefits of town living, with a wealth of amenities readily accessible on foot.



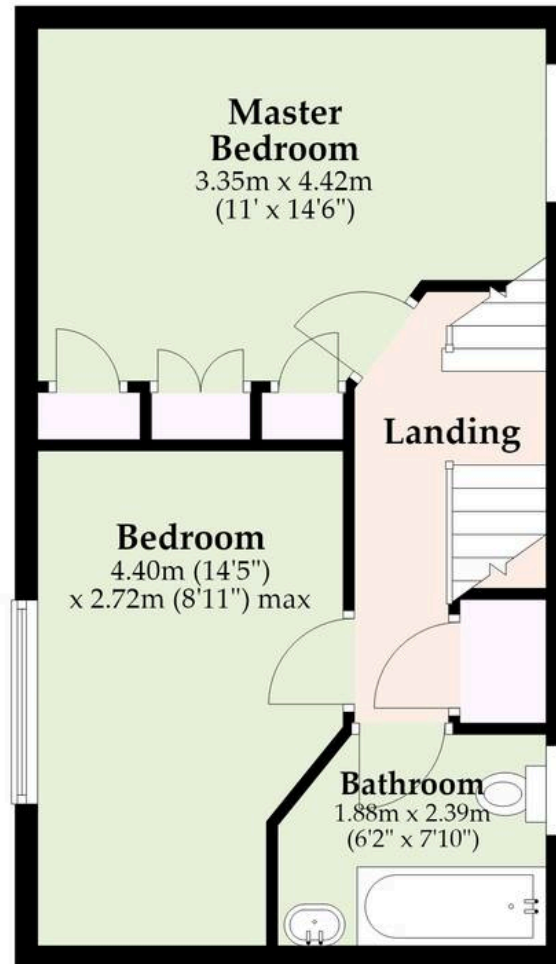
Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



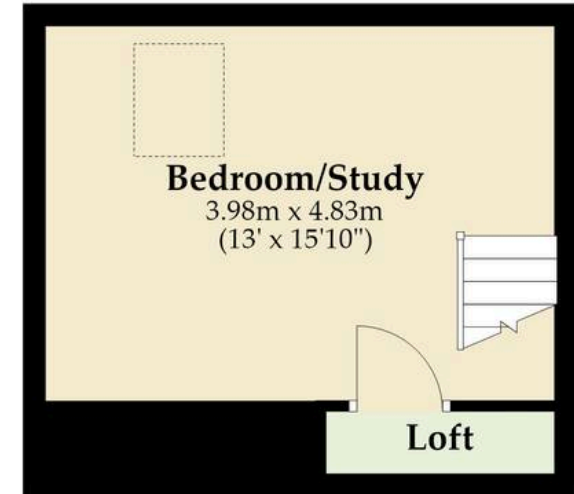
First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Second Floor

Approx. 18.0 sq. metres (193.4 sq. feet)



Total area: approx. 91.7 sq. metres (986.7 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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