



11 Oak Tree Way, Harleston

Minors & Brady



11 Oak Tree Way

Harleston

Positioned at the end of a peaceful cul-de-sac and just a short walk from the heart of Harleston, this well-maintained three-bedroom bungalow offers an appealing lifestyle centred around space, comfort and convenience. Natural light pours through the generous accommodation, while the spacious sitting room and heated conservatory provide wonderful settings for both everyday living and entertaining. Overlooking a private, low-maintenance garden and presented in excellent order throughout, the property further benefits from an updated bathroom, bespoke fitted wardrobes, garage parking and the added advantage of no onward chain.

- Three-bedroom link-detached bungalow occupying a peaceful position at the end of a cul-de-sac
- Spacious and versatile single-storey accommodation arranged to suit a variety of lifestyles
- Generous sitting and dining room enhanced by an attractive walk-in bay window
- Heated conservatory overlooking the garden, providing additional year-round living space
- Well-appointed kitchen with cabinetry, an integrated oven and areas for appliances
- Three bedrooms, including a principal bedroom with bespoke fitted wardrobes
- Stylishly updated wet room finished in a modern style
- Private rear garden designed for ease of maintenance, with a patio for outdoor seating and an artificial lawn
- Driveway parking and a single garage, all within walking distance of Harleston town centre and its amenities





11 Oak Tree Way

Harleston

Oak Tree Way is situated within the market town of Harleston, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its historic character, strong community atmosphere, and excellent position on the Norfolk and Suffolk border.

Residents benefit from an excellent selection of independent shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Harleston's charming centre is home to a variety of local businesses and everyday amenities, helping to maintain its traditional market town appeal.

The surrounding area offers a wealth of recreational opportunities, with nearby parks, open green spaces, and countryside walks providing excellent opportunities for outdoor enjoyment. The beautiful Waveney Valley countryside lies close by, offering attractive walking and cycling routes through some of the region's most picturesque landscapes.

The town is conveniently positioned for access to the nearby market towns of Diss, Bungay, and Beccles, whilst the city of Norwich is within easy reach and provides an extensive range of shopping, dining, cultural, educational, and entertainment facilities.

The area enjoys excellent transport connections, with convenient access to the A143 providing routes to Norwich, Great Yarmouth, Bury St. Edmunds, and the wider Norfolk and Suffolk region. Diss railway station is also within easy reach and offers regular mainline services to Norwich, Ipswich, and London Liverpool Street.





11 Oak Tree Way

Harleston

Occupying a desirable position at the end of a peaceful cul-de-sac and within walking distance of Harleston town centre, this well-presented link-detached bungalow offers spacious and versatile accommodation.

A welcoming entrance hall provides access to the accommodation, leading through to the generous sitting/dining room. Flooded with natural light from an attractive walk-in bay window, this impressive reception space offers ample room for both relaxing and entertaining, creating an ideal setting for everyday living.

The well-appointed kitchen is fitted with a range of units and work surfaces, providing excellent storage and appliance space. Positioned adjacent to the main living areas, it is both practical and well suited to modern lifestyles.

To the rear of the property, the accommodation continues with three well-proportioned bedrooms. The principal bedroom benefits from bespoke fitted wardrobes, while the third bedroom also features fitted storage. A further versatile room, currently arranged as a dining room, was originally designed as a double bedroom and offers flexibility to suit individual requirements.



11 Oak Tree Way

Harleston

A standout feature of the home is the spacious heated conservatory, which enjoys pleasant views over the garden and provides a wonderful additional reception area to be enjoyed throughout the year. Whether used as a sitting room, dining space or garden room, it forms a natural extension of the living accommodation.

The bedrooms are served by a stylishly updated wet room, finished with contemporary fixtures and fittings, providing a practical and attractive space.

Outside, the rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring a patio seating area, artificial lawn, raised planting beds and mature boundaries that provide a good degree of privacy. The attached garage benefits from power, lighting and access to the garden, while the driveway offers ample off-road parking.

Offering flexible accommodation, an excellent conservatory, updated bathroom facilities and a sought-after location close to the town centre, this attractive bungalow presents a fantastic opportunity for those seeking convenient and comfortable living in Harleston.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Ground Floor

Approx. 87.3 sq. metres (939.5 sq. feet)
(excluding Bedroom, Wet Room, Entrance Hall)



Total area: approx. 87.3 sq. metres (939.5 sq. feet)

M&B

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*.



Meet *Nicola*
Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

Minors & Brady

Your home, our market



diss@minorsandbrady.co.uk



01379 771444



46-47 Mere St, Diss, IP22 4AG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378

E: enquiries@norfolk-mortgages.co.uk

W: www.norfolk-mortgages.co.uk