

1 Martin Road, Harleston

Minors & Brady

1 Martin Road

Harleston

Spacious semi-detached home with a double garage, ample parking and excellent potential. Positioned within a popular residential location close to everyday amenities, this three-bedroom semi-detached home offers well-proportioned accommodation, generous outside space and practical living throughout. A bright dual-aspect sitting and dining room forms the heart of the home, while the kitchen, utility area and ground-floor cloakroom add valuable everyday convenience. Upstairs, three bedrooms and a family bathroom provide flexible accommodation suited to a variety of buyers, with built-in storage featured in some rooms. Outside, the property benefits from a driveway providing off-road parking for multiple vehicles, an enclosed rear garden and a substantial detached double garage accessed via a shared driveway.

- Three-bedroom semi-detached home situated within a convenient location close to local amenities
- Spacious dual-aspect sitting and dining room with French doors opening directly onto the rear garden
- Bright and practical kitchen with ample storage, workspace and room for everyday dining
- Useful utility and boiler room offering additional appliance space and further storage potential
- Ground-floor cloakroom providing added convenience for family living and visiting guests
- Three first-floor bedrooms, including two comfortable doubles and built-in storage to selected rooms
- Family bathroom fitted with both a bath and shower arrangement to suit a range of requirements

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The Location

Situated within the thriving market town of Harleston, this location offers an excellent balance of modern convenience and community-focused living. Popular with families, professionals and retirees alike, Harleston is renowned for its attractive blend of historic architecture, independent businesses and strong local amenities, all set against the backdrop of the beautiful Waveney Valley countryside.

The town centre is within easy reach and offers a diverse range of independent shops, cafés, public houses, restaurants and everyday services, creating a vibrant and welcoming atmosphere.

Families are particularly well served by a selection of educational facilities in and around the town, while a variety of sports clubs, recreational groups and community organisations contribute to Harleston's strong sense of community. Throughout the year, the town hosts regular events, markets and seasonal celebrations which help bring residents together and enhance its appeal as a place to live.

Surrounded by attractive countryside, the area offers excellent opportunities for walking, cycling and outdoor recreation. Quiet country lanes, public footpaths and nearby nature-rich landscapes provide a wonderful setting for those who enjoy spending time outdoors.

For commuters, the location benefits from excellent road connections via the A143, providing straightforward access to Diss, Bungay, Bury St Edmunds and Norwich. Diss railway station is also within convenient driving distance and offers regular mainline services to Norwich, Ipswich, Cambridge and London Liverpool Street, making the area attractive for those travelling for work or leisure.

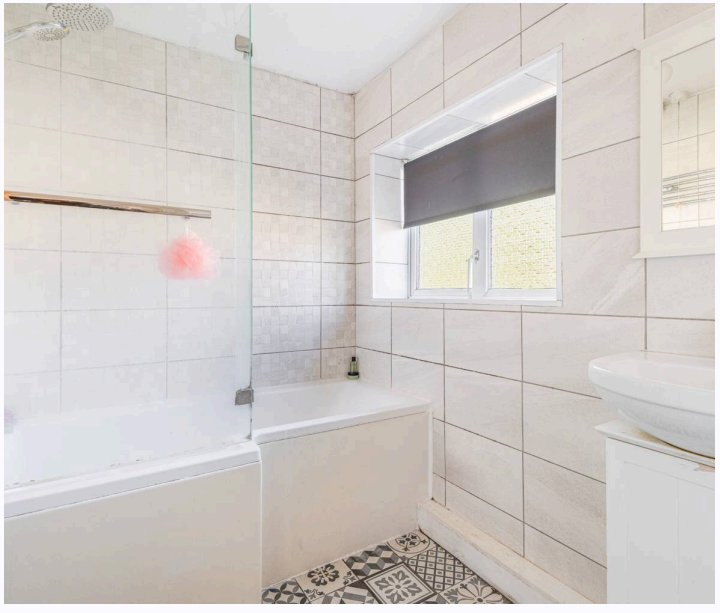
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Located within a popular residential setting close to local amenities, this three-bedroom semi-detached home offers well-proportioned accommodation, practical living space and excellent outdoor potential. Benefiting from off-road parking for multiple vehicles, a detached double garage and both front and rear gardens, the property presents an appealing opportunity for buyers seeking a home they can move into whilst potentially updating and personalising over time.

The accommodation is arranged around a central entrance hall which provides access to the principal ground-floor rooms and staircase to the first floor. The layout is straightforward and functional, offering a good balance of living and practical spaces.

The main sitting and dining room extends the full depth of the property, creating a bright dual-aspect reception area with windows to the front and French doors opening directly onto the rear garden. This versatile room provides ample space for both lounge and dining furniture, making it well suited to day-to-day family life as well as entertaining guests.

The kitchen sits adjacent to the reception room and is fitted with a range of wall and base units together with work surface space and room for freestanding appliances. There is space for a dining table if required, creating a practical kitchen/breakfast area. Beyond the kitchen, a useful utility and boiler room provides additional storage and appliance space, helping to keep the main kitchen clear and functional.

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This area also offers potential for buyers who may wish to reconfigure the layout in the future, subject to any necessary requirements.

A ground-floor cloakroom adds further practicality and convenience, particularly for visiting guests and busy households.

Upstairs, the landing benefits from a window that allows natural light to flood the space, with sufficient room that could potentially be utilised as a small study area or reading corner. The first floor comprises three bedrooms, including two comfortable doubles and a further single bedroom. Built-in storage is available within some of the bedrooms, helping to maximise available space, while a family bathroom serves all three rooms.

Externally, the property offers excellent parking provision, with a gravel frontage providing off-road parking for up to three vehicles. To the rear, the garden is predominantly laid to lawn and offers a blank canvas for landscaping, planting schemes or outdoor entertaining areas depending on a purchaser's preferences.

A notable feature is the detached double garage positioned at the rear of the plot. Accessed via a shared driveway to the side of the property, the garage provides valuable storage, workshop potential or secure vehicle parking and represents a significant asset seldom found with homes of this style.

Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.

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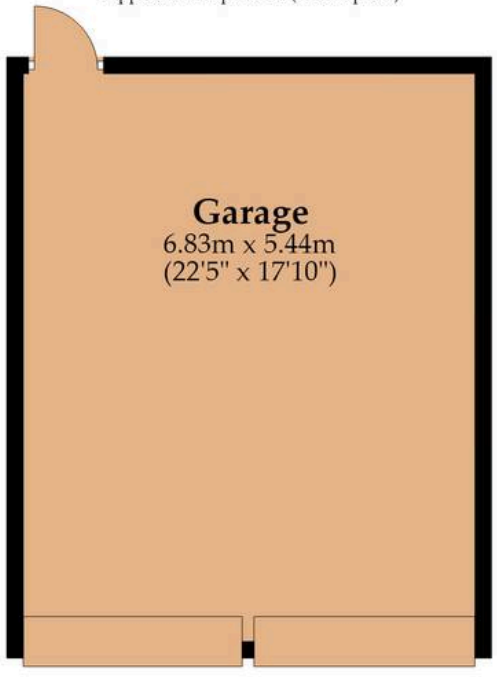
Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



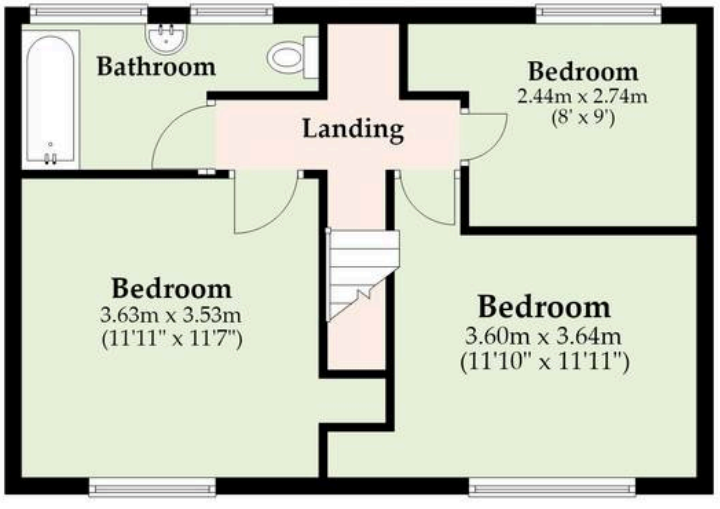
Outbuilding

Approx. 37.1 sq. metres (399.7 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



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Total area: approx. 125.2 sq. metres (1348.2 sq. feet)

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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