

19 Harvest Way, Harleston

Minors & Brady

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Harleston

Beautifully extended and thoughtfully improved, this impressive detached bungalow offers spacious, well-presented accommodation alongside some particularly attractive outdoor features. The property provides two generous double bedrooms, a comfortable lounge flowing through to a separate dining area, and a well-appointed kitchen complemented by an additional breakfast room and utility space.

The layout is both practical and versatile, with a separate cloakroom, family bathroom, and plenty of useful storage. Outside, the landscaped rear garden is a real highlight, featuring an attractive dining terrace, established planting, and a covered outdoor entertaining area. A bespoke insulated Scandy Lodge provides further flexibility for home working or hobbies, while the garage and brick weave driveway complete this appealing home.

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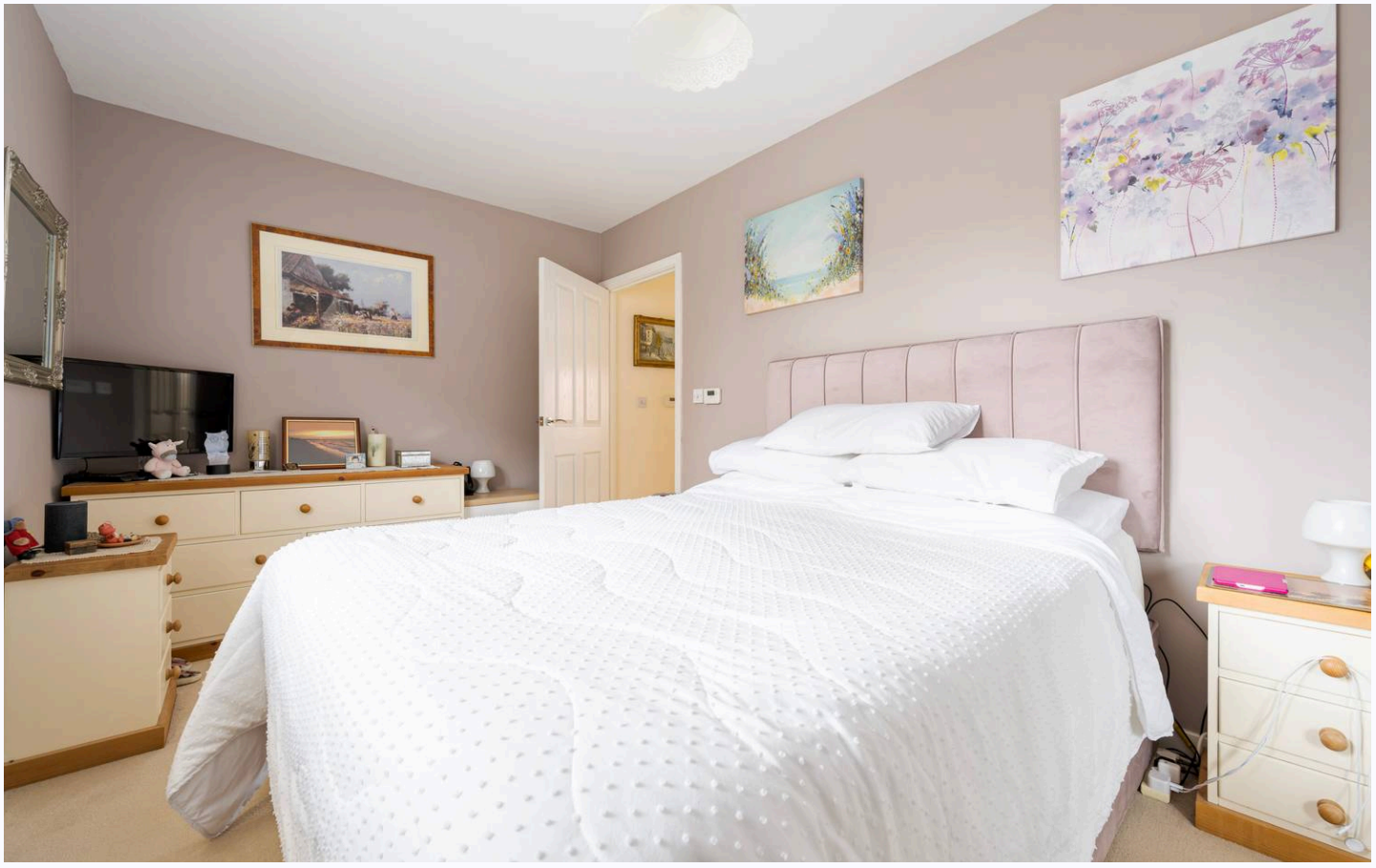
- Beautifully extended and much improved detached bungalow, offering well balanced accommodation and a contemporary finish throughout
- Spacious lounge with twin front aspect windows, flowing through to a separate dining area with French doors opening onto the garden
- Well appointed kitchen featuring country style fitted units, integrated oven and gas hob, with space for further appliances
- Additional breakfast room and utility area, providing further fitted storage, a butler sink, and space for a breakfast table
- Two generous double bedrooms, both benefiting from fitted wardrobe furniture
- Modern four piece family bathroom, comprising a bath, separate walk in shower, wash basin, and WC
- Beautifully landscaped and enclosed rear garden, featuring an attractive dining terrace, established planting, lawn, and covered outdoor entertaining area
- Bespoke insulated Scandy Lodge with double glazing, power, and lighting, ideal for home working or hobbies
- Brick built garage with electric up and over door, power and lighting, alongside a brick weave driveway providing parking for two to three vehicles

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Location

Situated within the market town of Harleston, the property enjoys a convenient position close to a range of local amenities and everyday facilities. The town centre is within easy reach, offering an appealing selection of independent shops, cafés, traditional pubs, restaurants, and supermarkets, alongside local services. Families are well catered for with nearby schooling, including The Harleston Sancroft Academy, which provides education for children aged 3 to 16, and local primary school provision.

The area also benefits from leisure facilities and recreational spaces, while regular bus services provide connections to surrounding villages and towns. For commuters, Diss railway station is approximately eight miles away, offering rail connections to Norwich, Ipswich, and London. Combining the convenience of a well-served market town with the charm of the Norfolk countryside, Harleston offers an appealing setting for a variety of buyers.

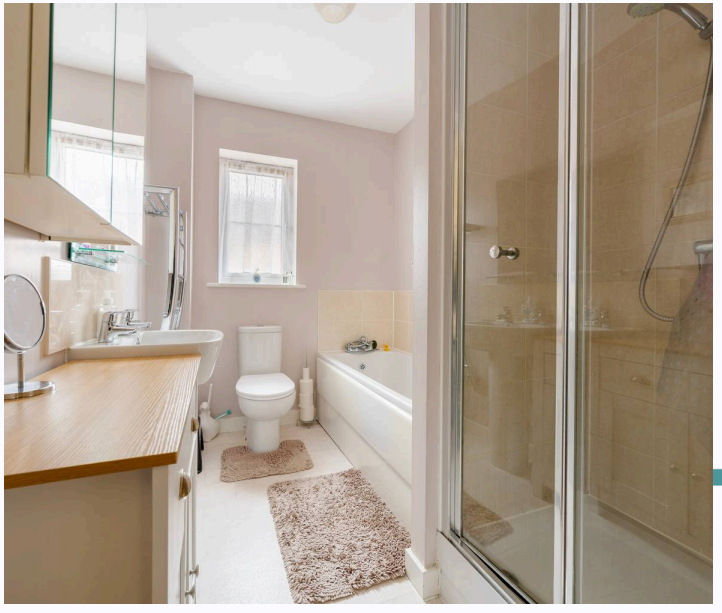
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Upon entering, the welcoming hallway provides access to the principal accommodation and benefits from useful built-in storage, offering space for coats, household items, and everyday essentials.

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The lounge is a comfortable reception room, enjoying twin front-facing windows which allow plenty of natural light to enter. Pale washed wood effect flooring continues through to the dining area, creating a natural flow between the two spaces. The dining area provides ample room for a family sized table and chairs, with French style doors opening directly onto the rear dining terrace and garden beyond, making it particularly well suited to both everyday meals and entertaining.

The kitchen is fitted with a range of cream country style units, complemented by granite effect work surfaces and a coordinated splashback. Integrated cooking facilities include a four ring gas hob and Electrolux fan assisted oven, with further space and plumbing for additional appliances. An excellent addition is the separate breakfast room and utility area, which offers further fitted storage with real wood work surfaces, a traditional butler sink, and plumbing for a washing machine. There is also space for a breakfast table and chairs, while the ceramic tiled flooring benefits from electric underfloor heating. A separate cloakroom, fitted with a WC and corner wash basin, adds further convenience.

There are two generous double bedrooms, both offering comfortable accommodation and fitted wardrobe furniture.

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The principal bedroom benefits from an extensive range of white gloss and mirrored wardrobes, complete with internal hanging and shelving space, drawers, and matching bedside tables. The second bedroom also features fitted wardrobe furniture and integrated bedside storage, making good use of the available space. Serving the bedrooms is a modern four piece family bathroom, comprising a bath with shower mixer attachment, a separate walk in shower enclosure with mains pressure shower, wash basin, and WC.

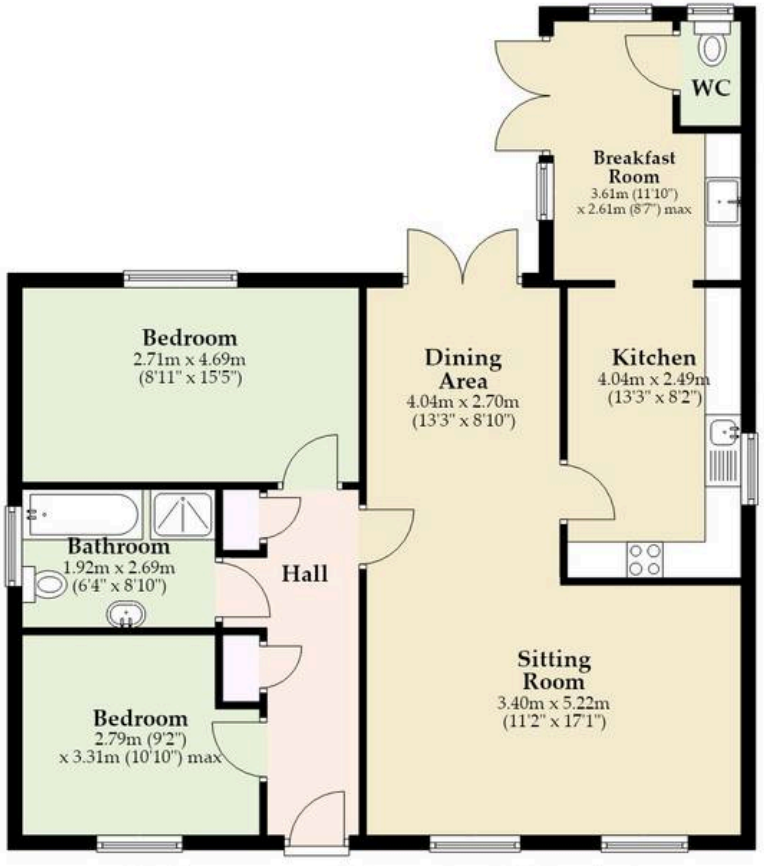
The rear garden has been attractively landscaped to create a variety of areas for relaxing and entertaining. Immediately outside the dining area is a pleasant terrace, leading onto established planted borders, sleeper enclosed beds, and areas of lawn. A walk through gazebo archway with climbing vines adds character, while a covered outdoor kitchen and entertaining area incorporates a barbecue, storage, and integrated seating beneath a gazebo. There is also a timber storage shed to the rear of the garage, together with an outside power supply and tap.

A particularly useful addition is the bespoke insulated Scandy Lodge, providing a separate space with double glazed windows, power, and lighting. Offering excellent versatility, it could be used as a home office, hobby room, or additional space for visiting guests. To the front, a brick weave driveway provides parking for two to three vehicles and leads to the brick built garage, which benefits from an electric up and over door, power, and lighting.

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Ground Floor

Approx. 85.9 sq. metres (925.0 sq. feet)



Total area: approx. 85.9 sq. metres (925.0 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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diss@minorsandbrady.co.uk 01379 771444 46-47 Mere St, Diss, IP22 4AG

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