



26 Pilgrims Way, Harleston

Harleston



Minors & Brady

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Set within a quiet cul-de-sac, this well-presented link detached bungalow offers generous single-level living following a historic extension and is ready to move straight into with no onward chain. Fresh redecoration and newly laid carpets create a bright and welcoming feel throughout, complemented by a modern fitted kitchen with integrated oven, hob, extractor and dishwasher. The spacious sitting room enjoys garden views and a central fireplace that could be opened for a wood burner or open fire if desired, while the additional family room provides valuable versatility with French doors to the garden. Two comfortable double bedrooms and a third flexible room sit alongside a contemporary family bathroom. Outside, the property enjoys a fully enclosed rear garden, a large lawned frontage with scope for further parking, a tarmac tandem driveway and an attached garage with potential for further parking subject to planning. The home also benefits from a new gas boiler installed in 2023, and sits within easy reach of the high street, shops, cafes, schools, green spaces, the town and the doctor's surgery.

Location

Pilgrims Way sits in a calm residential part of Harleston, offering easy access to the town's everyday essentials. The high street is close by with shops, cafes, a chemist and a supermarket, and there are reliable bus routes for wider travel. Local schools and green spaces are within easy reach, making it convenient for families and anyone who enjoys regular walks. The town's sports facilities are nearby, and road links to Diss, Bungay and Norwich keep wider commuting simple. Residents can reach medical services and local eateries within a short walk. Weekly markets add a lively touch to the area. The setting gives a comfortable pace of life while still keeping everything you need close at hand. The nearby countryside offers plenty of walking routes for weekend exploring. Community events throughout the year bring a friendly and welcoming feel to the town.

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Step inside where the entrance hallway welcomes you with fresh décor and soft carpet underfoot, creating a warm first impression. A built-in storage cupboard sits off to one side, offering a practical space to keep coats and household items neatly stored. The hallway links easily to each part of the home and sets a calm tone as you move through this well-presented, detached bungalow, which has been historically extended to create generous single-level living. A bright and neutral décor is the first thing to greet you, courtesy of a fresh redecoration by the current owners, including paint and newly laid carpets throughout the home.

The kitchen sits at the front of the property and features white fitted units, generous work surfaces and tiled splashbacks. A wide front-facing window fills the room with natural light. Integrated appliances include a gas hob, an extractor hood, an oven and a dishwasher, with further space available beneath the counters. The patterned flooring gives the room a clean and modern finish while keeping everything easy to maintain. The entire property has been freshly redecorated with new carpets laid throughout, offering a fully turnkey feel.

From here, you step into the lounge, a large open room with new carpet throughout and a wide rear aspect window that frames the garden. The main living space sits towards the rear of the property, generous in size courtesy of a historic extension. This 16-foot sitting room is flooded in natural light courtesy of a large window backing into the rear garden and a centrally mounted fireplace, which may currently be closed, however, could be opened up to be used for a wood-burning stove or open fire if desired. Flowing through an archway towards the rear of the room, the family room sits beyond with French doors that open out to the rear garden. This bright and airy space works beautifully as a dining area, reading spot or garden room.

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The bedroom corridor leads you to two well-sized double bedrooms, each finished with new carpets and neutral décor. Both enjoy a good amount of natural light through their windows. A third smaller room sits alongside them and offers flexible use as a guest room, study or nursery. All three rooms share the same fresh and peaceful presentation. The family bathroom is presented in soft neutral tones with fully tiled walls, a frosted rear window and a white three-piece suite. This includes a bath with a shower screen, a vanity basin unit and a WC, creating a simple and comfortable everyday space.

Stepping outside, the rear garden offers a fully enclosed setting with a large expanse of lawn bordered by mature shrubs and established planting. A paved patio runs alongside the property and provides a practical area for outdoor seating. The surrounding greenery and fencing create a private and peaceful outdoor space. A timber shed is positioned to one side, offering useful storage for tools or garden equipment. To the front, the property is approached by a lawned garden with a straight pathway guiding you to the entrance. A large lawn frontage allows for further parking if desired, whilst a tarmac tandem driveway provides off-road parking and leads directly to the attached garage, which offers further secure storage. There is also potential to add further parking at the front, subject to the correct consents.

Additionally, the property benefits from double glazing throughout and a new gas boiler installed in 2023.

Agents notes

Freehold, connected to all main services.

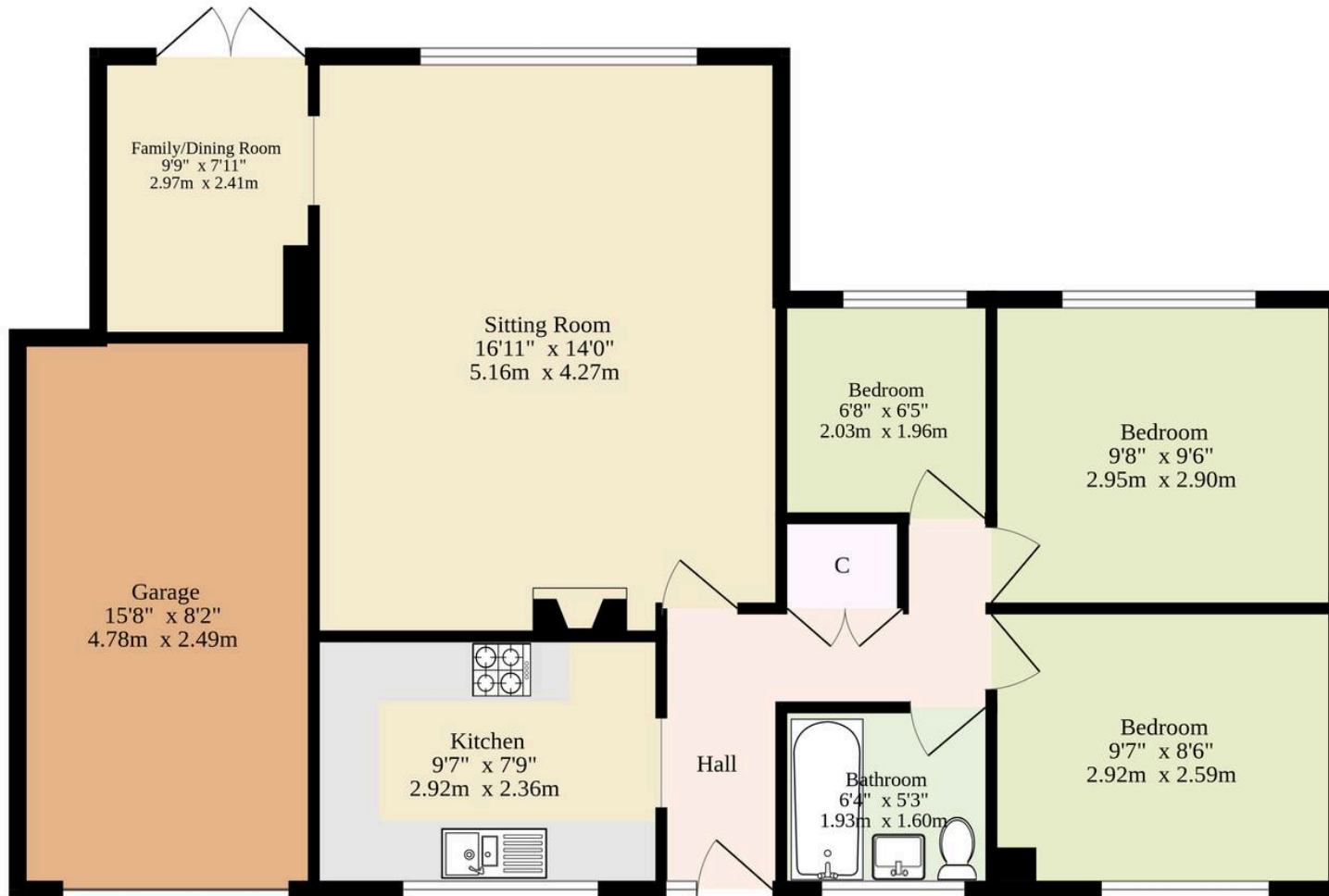
Heating system- Gas Central Heating

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

M&B



Ground Floor
850 sq.ft. (79.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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.
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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
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