



4 Springfield Terrace, Alburgh

Harleston



Minors & Brady



## 4 Springfield Terrace

Alburgh, Harleston

Set against open countryside views and designed with long-term comfort in mind, this extended and improved semi-detached home delivers a considered layout that feels both calm and quietly impressive. The sitting room centres around a feature fireplace and opens directly into a large sun room extension with garden views and a solid roof added in 2023, creating a natural flow of light and space across the rear of the property. A Wren fitted wrap-around kitchen with integrated appliances supports day-to-day living, while three well-proportioned bedrooms and a modern family shower room complete the interior. Outside, the landscaped rear garden enjoys uninterrupted field views, complemented by an enclosed front garden, a porch entrance added in 2021, oil-fired heating with a recently installed oil tank, and driveway parking for two vehicles, all within a peaceful semi-rural village setting.

### Location

Springfield Terrace is positioned within the well-regarded village of Alburgh, a rural Norfolk setting known for its strong community feel and surrounding countryside. The village offers everyday amenities including a village hall, local church and primary school, while the nearby market towns of Harleston and Bungay provide a wider range of shops, supermarkets, cafes and healthcare services. Road links give convenient access to Diss, where a mainline railway station offers direct connections to Norwich and London Liverpool Street, making the location well-suited to those seeking a quieter village lifestyle with practical links for work and travel. Alburgh is well placed for countryside walks and open farmland that define this part of South Norfolk, appealing to those who enjoy outdoor space and a slower pace of life. The village also sits close to the Norfolk and Suffolk border, offering easy access to neighbouring towns and scenic routes across both counties.

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Approached a neatly arranged frontage, the property immediately presents a sense of care and privacy. A wood picket fence frames the front garden, while the shingled pathway guides you through to an enclosed porch entrance. The porch, added in 2021, is fully glazed with uPVC windows and finished with durable luxury vinyl tile flooring, creating a light-filled and practical introduction to the home.

From here, the hallway sets a calm and welcoming tone, continuing the same luxury vinyl tile flooring and providing access to the staircase rising to the first floor. The sitting room enjoys a bright dual aspect, allowing natural light to move easily through the space throughout the day. Underfoot, vinyl wood effect flooring adds warmth and continuity, while a feature fireplace forms a subtle focal point without overpowering the room. Decorative wall panelling and picture rails enhance the character of the space, with a fitted fireplace surround, integrated hearth, and inset fire forming a refined central feature. A wide front-facing window with fitted curtain pole and coving above further enhances the sense of proportion, while ceiling lighting and power points are thoughtfully positioned. French doors open directly from the sitting room into the sun room, creating an easy flow between the main reception space and the extended living area.

The heart of the home is the impressive sunroom extension, measuring over 21 feet in length and updated with a solid roof in 2023. Fully glazed with uPVC windows, this room captures uninterrupted views across the landscaped garden and neighbouring fields. The same luxury vinyl flooring continues here, reinforcing the sense of cohesion throughout the ground floor. French doors open directly onto the garden, creating a natural connection between indoor living and the outdoor setting, while the generous proportions allow for both dining and relaxed seating without compromise. Recessed ceiling spotlights provide even lighting throughout, while radiators positioned along the glazed elevations ensure year-round comfort.

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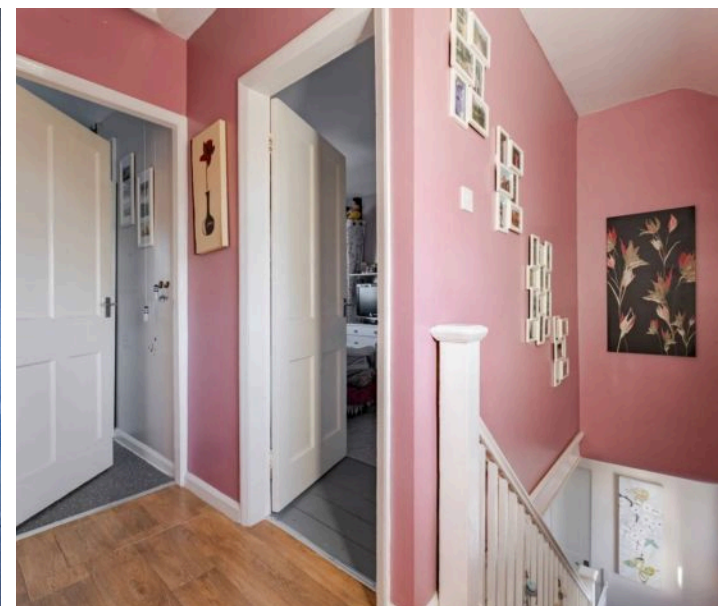
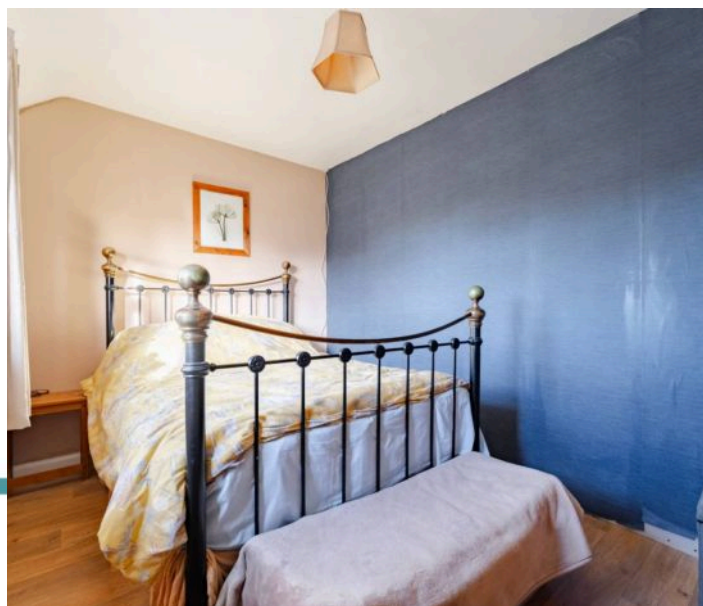
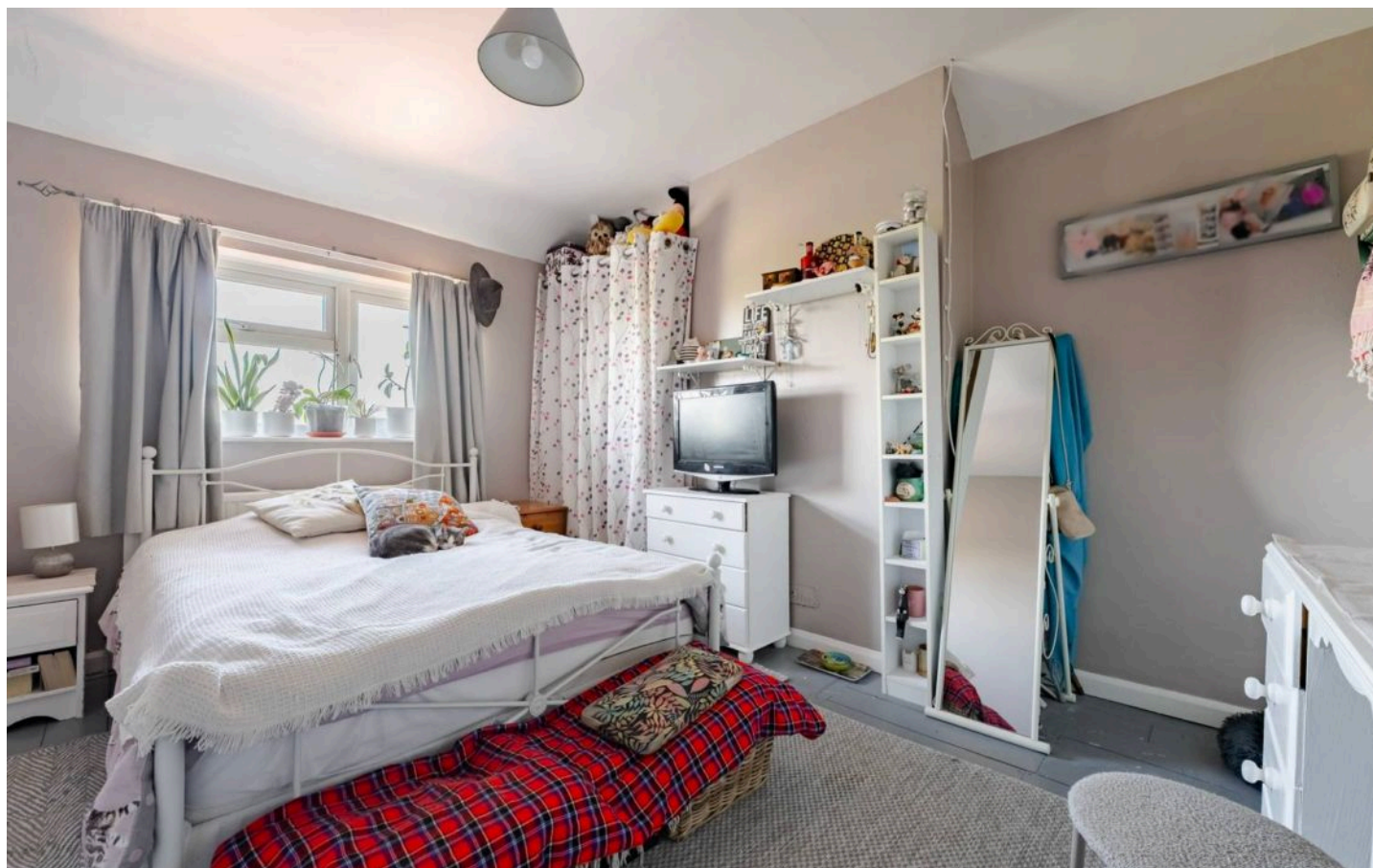
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Moving further into the home, the layout opens naturally into the kitchen, installed by Wren in 2019, which wraps around the space with well-proportioned base units and coordinated worktops. Integrated appliances include a fitted extractor and an integrated fridge, with a range-style oven included within the sale. The kitchen is finished with vinyl tile flooring, chosen for both appearance and ease of maintenance, and connects seamlessly with the adjoining spaces. Additional details include a fitted stainless steel sink with mixer tap positioned beneath a rear-facing window, tiled splashbacks running the length of the worktops, integrated storage shelving, and concealed radiator housing with decorative grille. Recessed and ceiling lighting provide layered illumination, while multiple power points support modern use.

Beyond the kitchen sits a practical utility area, again finished with vinyl tile flooring and fitted with plumbing for appliances, alongside a conveniently positioned ground-floor WC. These spaces are thoughtfully tucked away while remaining easily accessible from the main living areas.

Upstairs, the landing provides access to all first-floor rooms and includes loft access above. The principal bedroom is a well-sized double, finished with painted wooden floorboards and benefiting from a built-in storage cupboard discreetly positioned in the corner of the room. The second double bedroom also offers comfortable proportions and is finished with vinyl flooring, maintaining continuity with the rest of the home. The third bedroom is positioned to the rear of the property, enjoying elevated views across the garden and open fields beyond, with vinyl flooring and a radiator in place. The dividing wall between bedrooms two and three is a stud wall and can be easily removed if desired, offering the potential to reconfigure the space to suit individual needs, including the creation of a larger bedroom or dressing area.



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The family shower room sits centrally on the first floor and is fitted with a modern three-piece suite, including a glass-enclosed corner shower cubicle with electric shower, pedestal wash basin, and WC. Vinyl flooring completes the space, chosen for both durability and a clean, contemporary finish. The room also benefits from tiled wall surrounds within the shower area, a heated towel rail, ceiling lighting, and a frosted window allowing for natural light while maintaining privacy.

Outside, the rear garden is a standout feature. Immediately beyond the sun room, a shingled area provides a structured transition from the house, leading into a carefully maintained lawn bordered by established planting. Sleeper-edged beds frame the garden, filled with mature shrubs, flowering plants, and trees that provide both interest and privacy throughout the seasons. A defined lawned pathway draws the eye towards the far end of the garden, while dense planting and natural screening create a sense of seclusion. A shingled pathway runs along the side of the plot, linking back to the front of the property. At the far end of the garden, uninterrupted views stretch across neighbouring fields, a protected outlook that enhances the sense of openness and rural calm.

The property also benefits from a 1100 litre oil tank installed in 2023, discreetly positioned and included within the sale, alongside driveway parking for 2 vehicles.

### Agents notes

Sold Freehold

Connected to water, electricity and drainage.

Oil-Fired Central Heating

Council Tax Band- C

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**Ground Floor**  
722 sq.ft. (67.1 sq.m.) approx.



**1st Floor**  
335 sq.ft. (31.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

 01379 771444

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