



High Road | Harleston | IP20 9LB

Price Guide £240,000

twgaze

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A charming Grade II listed cottage set in the peaceful village of Needham, offering two bedrooms, bright living spaces and a beautifully landscaped rear garden. Full of character and sensitively updated, the property provides a comfortable home in a quiet rural setting within easy reach of Harleston and Diss.

- Period cottage in a tranquil village setting
- Updated kitchen with good storage and electric hob and oven
- Bright dual aspect sitting room with log burner
- Ground floor shower room
- Main bedroom with WC, basin and built-in cupboards
- Attractive landscaped rear garden with patio, pond and pergola
- Rear access gate and garden shed
- Short drive to Harleston and Diss for amenities and transport links

Location

This property is set in the village of Needham which is a quiet village, bypassed several years ago, and lying on the borders of Norfolk with Suffolk. The popular town of Harleston is just a few miles up the road providing an excellent range of shops and social facilities and around 6 miles in the opposite direction is the larger market town of Diss which has a mainline rail service on the Norwich to London Liverpool Street line. The countryside around Needham is attractive being in the renowned Waveney Valley, with a good network of footpaths. For those who enjoy the sea, the Heritage Coastline around Southwold, Aldeburgh and Walberswick is just 45 minutes or so by car.





Property

Tucked away in the quiet village of Needham, this cottage offers two bedrooms and a wealth of period features, all set within the rolling Norfolk countryside. The property has been sensitively improved, creating a comfortable home that blends historic character with practical modern touches. Harleston and Diss are both only a short drive away, making the location convenient yet wonderfully peaceful. The entrance hall leads into a welcoming sitting room, a bright space thanks to its dual aspect. A log burner provides a focal point and brings a real sense of warmth, while the alcoves add individuality. The kitchen has been updated and includes good storage, an electric hob and oven with extractor, and a sink with drainer. A ground floor shower room sits beyond, offering a corner cubicle, WC, and basin. Upstairs, the main bedroom enjoys its own WC with hand basin, two built-in cupboards, and another dual aspect. The second bedroom is positioned off the landing and works well for guests, children, or as a home office.

Outside

The rear garden is particularly appealing. A private terrace sits directly behind the cottage, perfect for outdoor meals or simply enjoying the surroundings. From here, a path winds through the garden, passing a pond and leading to a raised seating area beneath a pergola. Additional features include a rear access gate, shed, and a peaceful seating spot at the far end – an ideal escape within your own grounds.

Services

Mains water, electricity and drainage.

How to Get There

What3Words [///llaces.sharp.scouting](https://www.what3words.com/llaces.sharp.scouting)

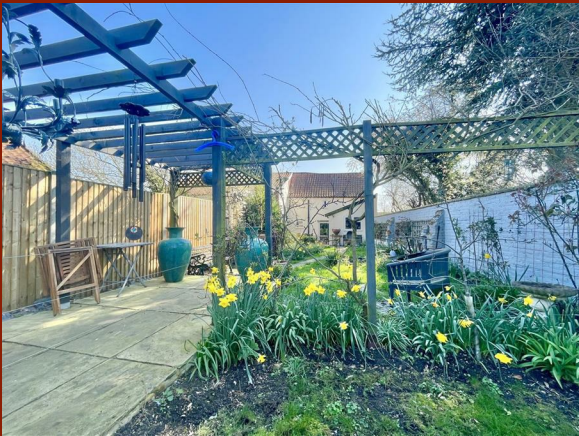
Council Tax Band: B

Feehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

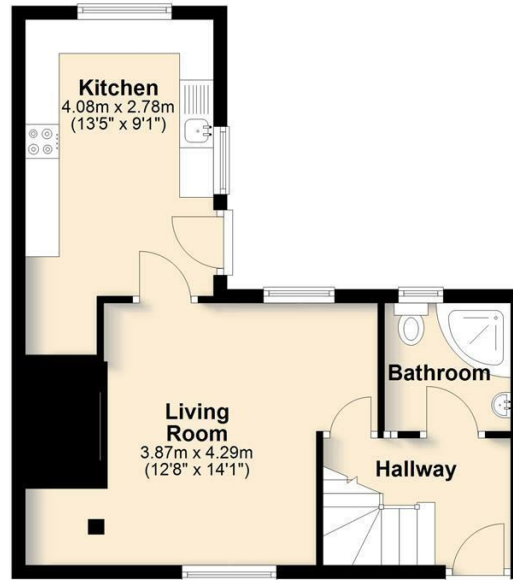
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20049



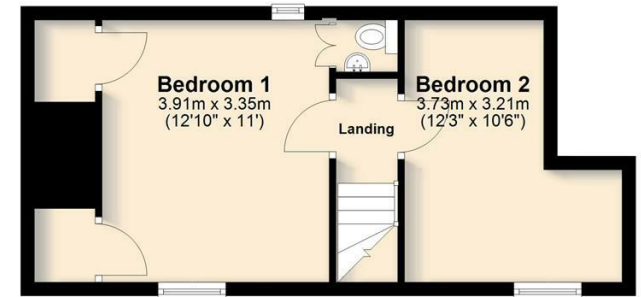
Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			89
(11-11) B			
(10-10) C			
(5-8) D		65	
(3-4) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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