

# WHITE HART STREET

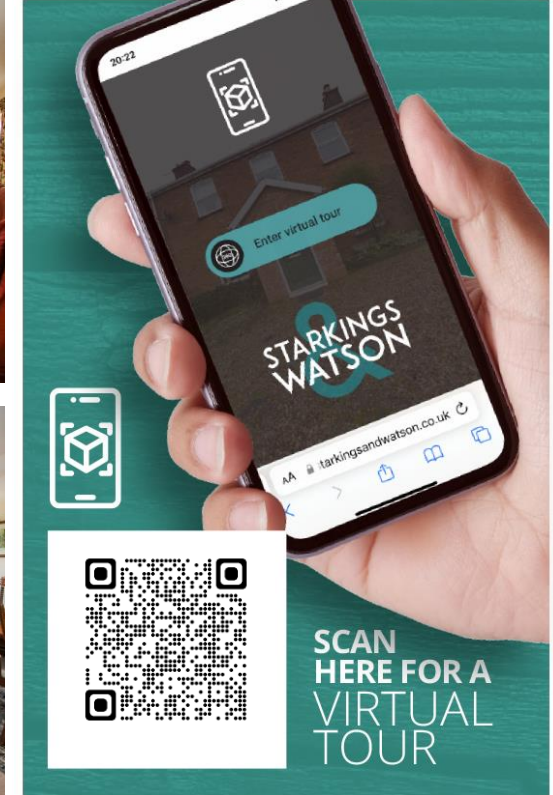
## East Harling, Norwich NR16 2NE

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE

# PROPERTY



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# STARKINGS & WATSON

- Individually Designed Home
- Sought After Location
- Popular Village with Amenities
- Over 1800 Sq ft Internal Accommodation (stms)
- Three Receptions Rooms
- Three Double Bedrooms
- Landscaped Garden, Garage & Driveway
- Solar Panels Generating Income

This INDIVIDUALLY DESIGNED FAMILY HOME is set within a GATED DRIVEWAY, whilst offering in excess of 1800 Sq ft (stms) of accommodation and SOLAR PANELS generating an income approaching £2000 PA. Situated in a SOUGHT AFTER VILLAGE, with a wide range of LOCAL AMENITIES, East Harling is a lovely village with a great community within EASY REACH of DISS, THETFORD and ATTLEBROUGH. The property itself was converted approximately 20 years ago offering a HALL RECEPTION with cloakroom, a 24' SITTING ROOM with MULTI FUEL BURNER, dining room open plan to the kitchen/breakfast room, and a utility completing the ground floor. On the first floor, THREE AMPLE DOUBLE BEDROOMS and family bathroom lead off the landing, with the main bedroom extending to 16' with an EN-SUITE shower room. Externally, the pretty cottage style landscaped gardens wrap around the side and rear of the property, with access to the INTEGRAL GARAGE and DRIVEWAY PARKING.

#### LOCATION

The property is situated in the popular village of East Harling, which offers a range of day-to-day amenities including shops, doctors, dentist, pharmacy, take aways and post office. There is also a good sporting network within the community centre including playing fields, tennis and bowls club. Diss, Thetford & Attleborough, nearby towns, both provide further schooling, amenities and transport links via mainline train stations.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR16 2NE), but to help....Leave the A11 taking the exit sign posted East Harling. Proceed over the railway crossing and into the village of East Harling on Church Road. Just before the sharp right turn centrally turn left onto White Hart Street. The property can be found towards the end of the road on the

left hand side indicated by our for sale board.

#### AGENTS NOTE

Buyers are advised the property benefits from 12 solar panels which are owned generating an income approaching £2000 PA.

Gated frontage onto hard standing driveway with ample parking and side gate leading to garden and integral garage as well as main entrance door.

Obscure double glazed entrance door to:

#### RECEPTION HALL

17' 6" x 12' 2" Max (5.33m x 3.71m) Fitted carpet, radiator, double glazed window to front, telephone point, stairs to first floor landing, smooth ceiling with recessed spotlights, doors to:

#### CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, extractor fan, tiled flooring, radiator, double glazed window to front, electric fuse box, smooth ceiling.

#### SITTING ROOM

24' 3" x 12' 6" (7.39m x 3.81m) Cast iron multi-fuel burner set within a decorative fire place, fitted carpet, radiator x2, double glazed window to front x3, television and telephone points, smooth ceiling with recessed spotlights.

#### KITCHEN/BREAKFAST ROOM

24' 6" x 8' 7" Max (7.47m x 2.62m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric oven and extractor fan over, space for fridge, space for dishwasher, breakfast bar, tiled flooring, radiator, double glazed window to side, built-in storage cupboard, smooth ceiling with recessed spotlights, door to utility room, opening to dining room:

#### DINING ROOM

15' 7" x 15' 1" (4.75m x 4.6m) Fitted carpet, radiator x2, double glazed window to front x2, uPVC double glazed French doors to rear x2, smooth ceiling with recessed spotlights.



To arrange an accompanied viewing please call our  
Wymondham Office on **01953 438838**



**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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#### UTILITY ROOM

11' 1" x 8' 6" (3.38m x 2.59m) Fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for fridge/freezer, space for washing machine, tiled flooring, radiator, double glazed window to rear, double glazed door to rear, smooth ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, double glazed window to front, built-in storage cupboard, smooth ceiling, doors to:

#### DOUBLE BEDROOM

17' 2" x 12' 5" (5.23m x 3.78m) Fitted carpet, radiator, double glazed window to front x3, television point, range of built-in bedroom furniture, smooth ceiling with loft access hatch.

#### DOUBLE BEDROOM

16' 6" x 15' 7" Max (5.03m x 4.75m) Fitted carpet, radiator, double glazed window to front x2, double glazed window to rear x2, television point, smooth ceiling with recessed spotlights, door to:

#### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled splash backs, extractor fan, fitted carpet, radiator, obscure double glazed window to rear, smooth ceiling with recessed spotlights.

#### DOUBLE BEDROOM

10' 5" x 9' 3" (3.18m x 2.82m) Fitted carpet, radiator, double glazed window to rear, television point, smooth ceiling with loft access hatch.

#### FAMILY BATHROOM

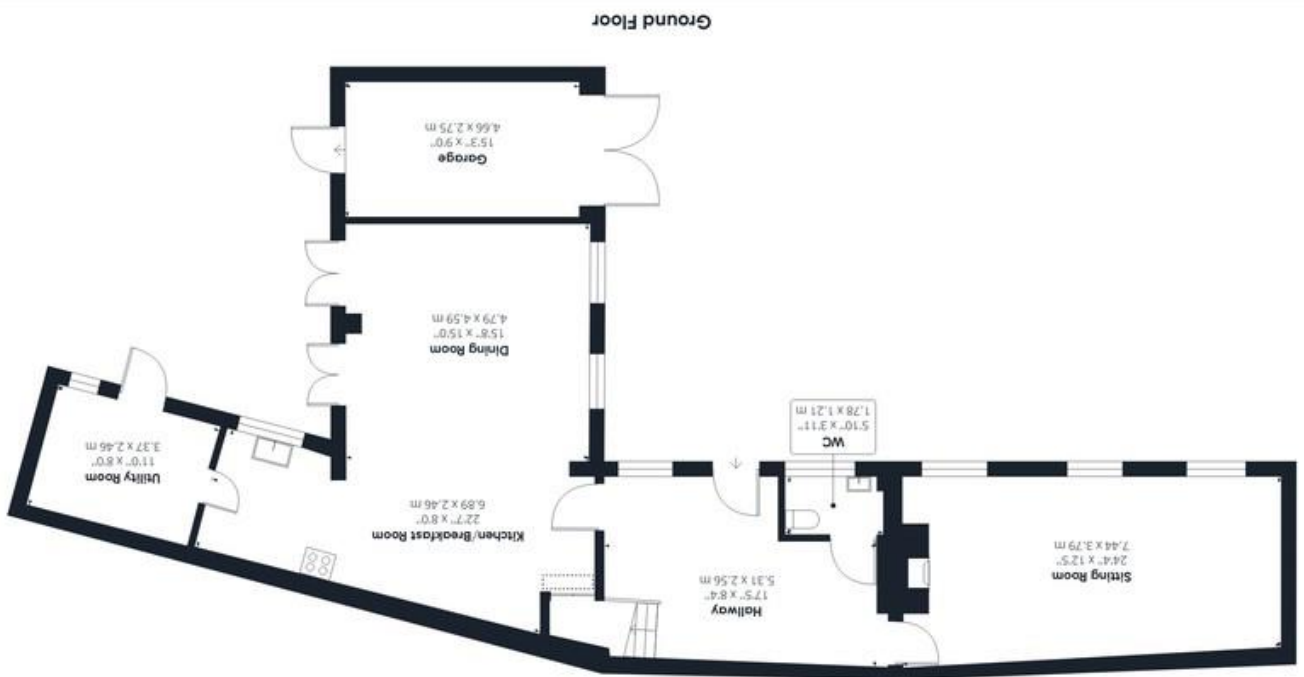
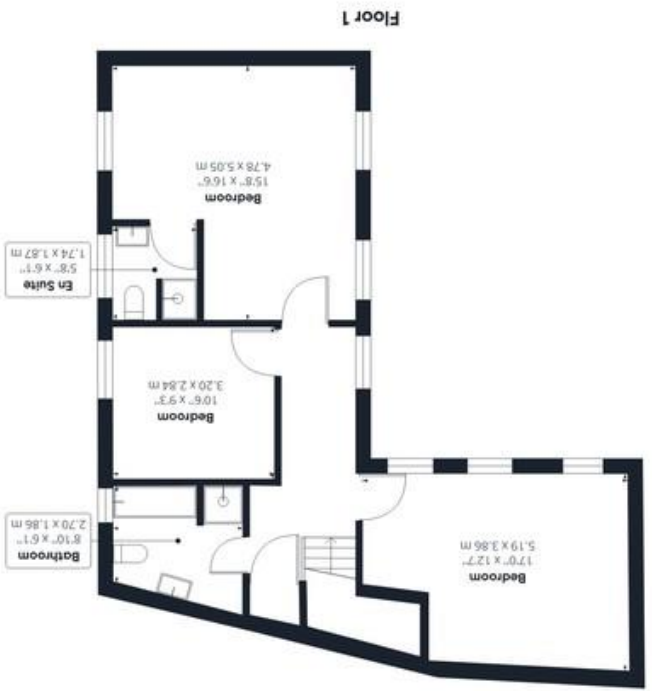
Four piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, shaver point, extractor fan, vinyl flooring, radiator, obscure double glazed window to rear, smooth ceiling.

#### OUTSIDE

Accessed via utility room and doors in the dining room onto paved and private landscaped rear garden spanning the rear and side. Various shingled and planted borders with mature planting and shrubs can be found with raised brick planted border, large timber shed and rear access to garage. The garden is fully enclosed with timber fencing and provides the ideal space to relax and entertain whilst enjoying the colourful gardens on offer.

#### GARAGE

16' 4" x 9' (4.98m x 2.74m) Double doors to front, door to rear, power and lighting, wall mounted gas fired central heating boiler.



**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced headroom  
2.82 ft²  
0.26 m²

Approximate total area<sup>(1)</sup>  
1911.08 ft²  
177.55 m²