

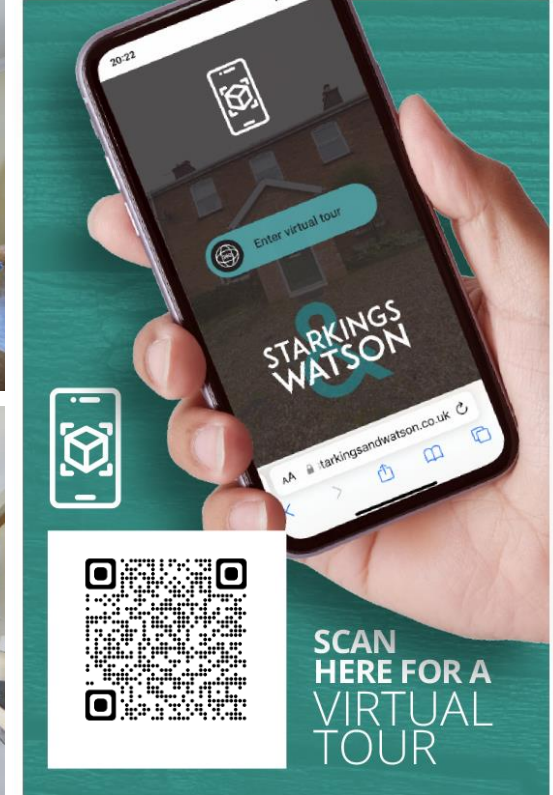
WOOD YARD

East Harling, Norwich NR16 2TP

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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- Detached Family Home
- Substantial Accommodation
- Tucked Away Position in East Harling
- Modern Kitchen with Integrated Appliances
- L-Shape Sitting/Dining Room
- Four Double Bedrooms with Two En Suite
- Gardens to Front, Both Sides & Rear
- Double Garage and Parking

IN SUMMARY

MOTIVATED VENDOR! TUCKED AWAY in a RARELY AVAILABLE location, this substantial FAMILY HOME at WOOD YARD has accommodation spanning 1600 SQFT and a 0.15 ACRE PLOT (both stms) . This WONDERFUL HOME has FOUR DOUBLE BEDROOMS of which two are EN SUITE and there is also a ground floor STUDY/HOME OFFICE, and an L-shaped SITTING/DINING ROOM can also be found. The kitchen which has been NEWLY INSTALLED and has a breakfast area together with the useful UTILITY ROOM and separate CLOAKROOM. Accommodation has been WELL MAINTAINED now offering scope for a potential purchaser to update. The DOUBLE GARAGE is positioned to front and the gardens for the property WRAP AROUND meaning you can enjoy this pleasant space all day long.

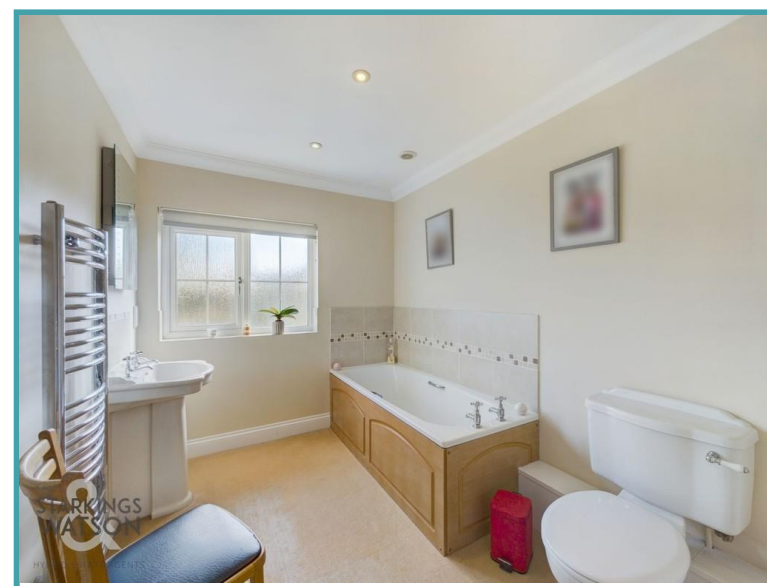
SETTING THE SCENE

Tucked away in Wood Yard, this family home is approached via a private driveway servicing only four properties in total. With a double garage and additional parking to front, there is a picket gate

leading to the property. Given the property's position in the middle of the plot, the hardstanding footpath leads around the property to all areas of the garden and into the main property.

THE GRAND TOUR

Once inside, the flexible accommodation has a wide range of uses but is currently laid out with an entrance hall which is larger than average and connects to almost all of the ground floor. The sitting room, cloakroom, dining room and the kitchen connects the study/home office and utility room. Heading into the sitting room/dining room, there is an open fireplace at its centre, triple aspect with windows to front/rear and French doors to side. The next room is the kitchen which has been recently updated with modern wall and base level units in a galley style, finished with square edge worksurfaces, integrated cooking appliances, larder fridge and a dishwasher. There is a space for a breakfast table to one end with a window facing to side. The utility room has space for further white goods and the wall mounted boiler with a side door leading to a courtyard garden. Heading upstairs, four bedrooms all lead from the landing of which two are ensuite and there is a family bathroom. Heading to the left-hand side, the first of the bedrooms is en-suite with built-in wardrobes either side of the access door and offering a shower, low-level WC and hand wash basin. Continuing round the landing the next double bedroom can be found with a window to side, then double airing cupboard providing further storage whilst next is the family bathroom with a three-piece



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suite and built-in storage. The final two double bedrooms, one of which faces to side and the other to front which has an ensuite, built-in wardrobes and further over stairs storage cupboard.

THE GREAT OUTDOORS

Stepping into the gardens through the French doors, the gardens are arranged with an area allocated as a vegetable patch and an area of lawn to front and side for activities with a patio for entertaining. There is an opening to the front garden and scope for landscaping to be done at a purchasers discretion.

OUT & ABOUT

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, takeaways and post office. There is also a good sporting network within the community centre including playing fields, football, cricket and bowls club. Diss, Thetford & Attleborough, nearby towns, both provide further schooling, amenities and transport links via mainline train stations.

FIND US

Postcode : NR16 2TP

What3Words : ///glows.commuted.telephone

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

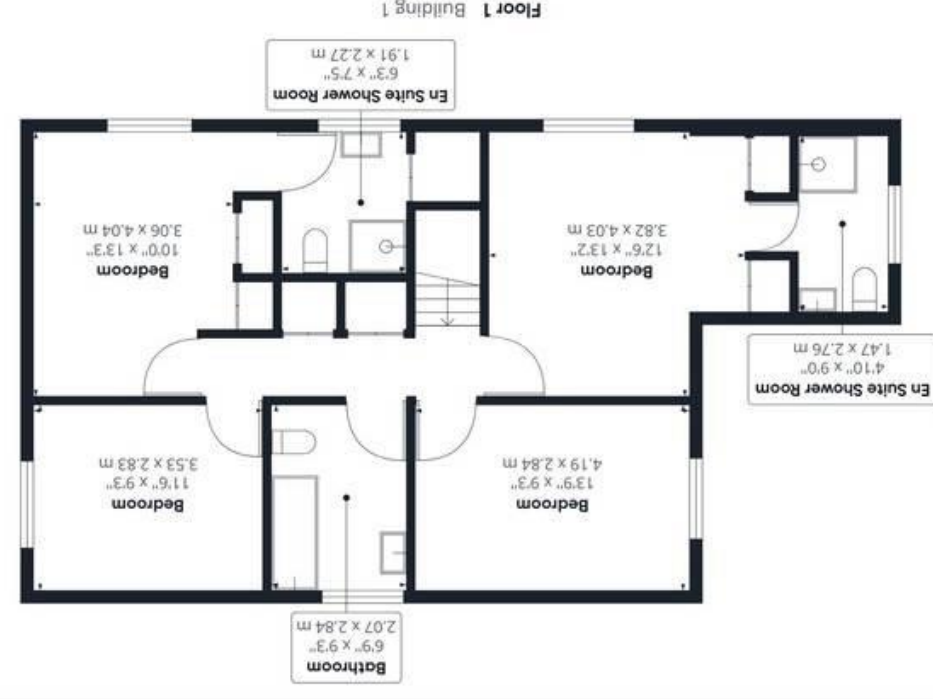
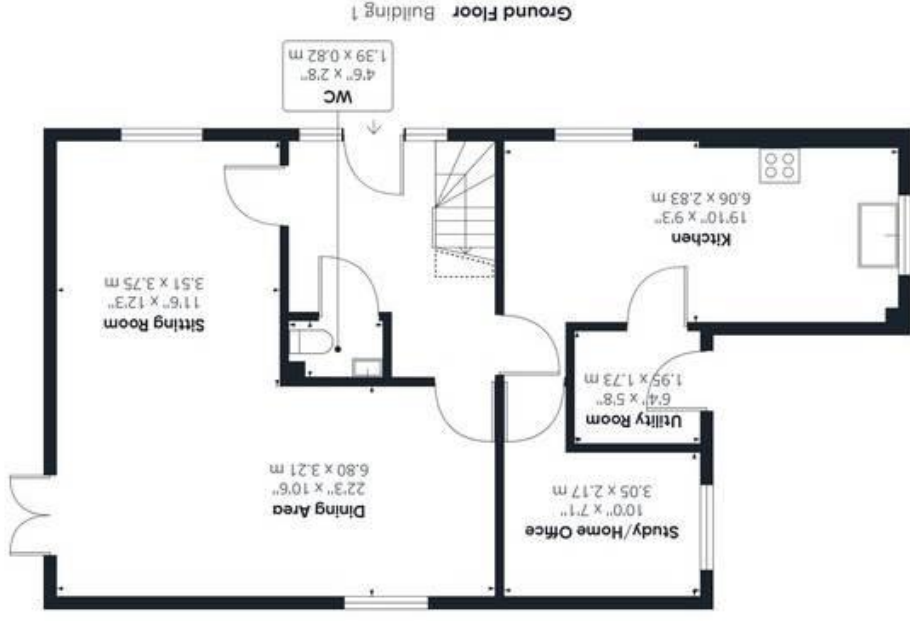
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Price:



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Approximate total area⁽¹⁾
 1599.22 ft²
 148.57 m²

Reduced bedroom
 10.66 ft²
 0.99 m²

(1) Excluding balconies and terraces

Reduced bedroom
 (below 1.5m/4.92ft)

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.

