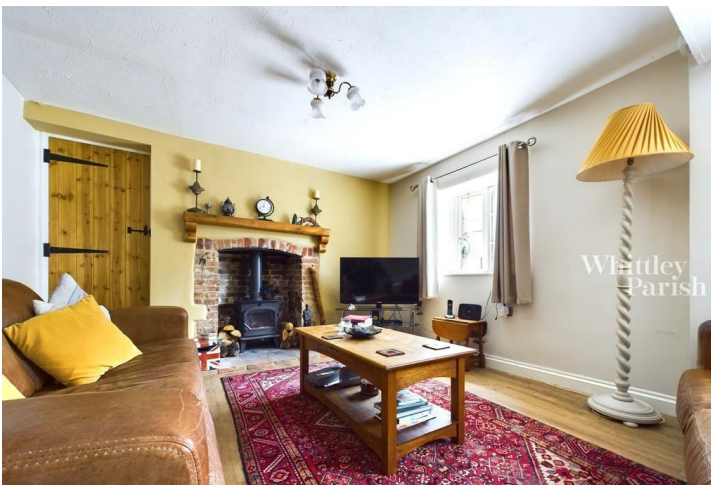




Cheese Hill, East Harling, Norwich, NR16 2PP
Guide Price £300,000 - £325,000



Immaculately presented three bedroom cottage located in a tucked away position in the centre of the village of East Harling.

Cheese Hill, East Harling, Norwich

Key Features

- Charming cottage
- Tucked away position
- Refurbished in recent years
- Courtyard garden
- Off road parking space
- Walking distance to amenities
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.

SITUATION

Over the years East Harling has proven to have been a popular and sought after village with a beautiful assortment of many historic properties whilst still retaining a strong and active local community helped by having a good niche infrastructure with schooling, doctors surgery, public house, fine church, convenience store, post office and is within close distance to the A11 having direct routes to Norwich and London. The historic market town of Diss is found within easy reach lying some 11 miles to the east offering a more extensive and diverse range of amenities and facilities with a mainline railway station with direct routes to Norwich and London Liverpool Street.

DESCRIPTION

Whittley Parish are pleased to present this delightful semi-detached cottage located in a tucked away position in the heart of the thriving village of East Harling. The property is of traditional clay lump and flint construction under a pitched tiled roof and is believed to have once been two cottages. The accommodation is well laid out with the ground floor offering two large reception rooms, kitchen, utility room and cloakroom whilst upstairs are three bedrooms, dressing room/study and bathroom.

The cottage has been extended and refurbished over recent years to include the installation of a gas central heating system, replacement electrical consumer unit, restoration of a fabulous inglenook fireplace with wood burner set within, replacement Upvc guttering and fascias and the addition of a utility room and cloakroom.

EXTERNALLY

The property is positioned on a private road sharing access with only two other properties and is within a stones throw of village amenities. The courtyard garden is found to the front of the cottage and is laid to patio for ease of maintenance. There is a wood store to one end and plenty of space for table and chairs for alfresco dining. The garden is fully enclosed by fence with trellis that provides a good degree of privacy. To the side of the garden is a useful storage shed and driveway parking for one vehicle.

The accommodation is as follows:

DINING ROOM

As you step through the front door you are greeted by an entrance hall/dining room with plenty of space for table and chairs, space for hanging coats, door leading to sitting room and door to:

KITCHEN

A range of shaker style wall and base units with worktops over, inset single drainer sink with mixer tap, integral electric double oven with electric hob and extractor hood over, integral undercounter fridge and freezer and front aspect window giving views out to the rear garden.

SITTING ROOM

A well proportioned room with dual front aspect windows flooding the room with plenty of natural light. Particular notice is given to the wonderful inglenook fireplace with tiled hearth and wood burner set within. Stairs lead to first floor and batten and brace door leads to:



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UTILITY ROOM

A recent addition to the property, the utility room provides space and plumbing for washing machine and tumble dryer and space for upright fridge freezer. Upvc stable door gives access to the front of the property and door leads to:

CLOAKROOM

Two piece suite in white comprising of close coupled WC and hand wash basin set upon vanity unit.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom and access to loft space which has been recently insulated.

BEDROOM ONE

A generous double room with front aspect window and door to:

DRESSING ROOM/STUDY

Currently used as a dressing room but would also lend itself well as a study for those needing to work from home. There is excellent potential to convert this room into an ensuite if required.

BEDROOM TWO

Another double room with built in storage cupboard and front aspect window.

BEDROOM THREE

Single bedroom with front aspect window.

BATHROOM

Fitted in recent years, the bathroom comprises of a three piece suite in white with panelled bath with glass shower screen and shower over, close coupled WC and pedestal hand wash basin, fully tiled walls and front aspect obscured window.

SERVICES

Drainage: Mains

Heating Type: Gas

EPC Rating: D

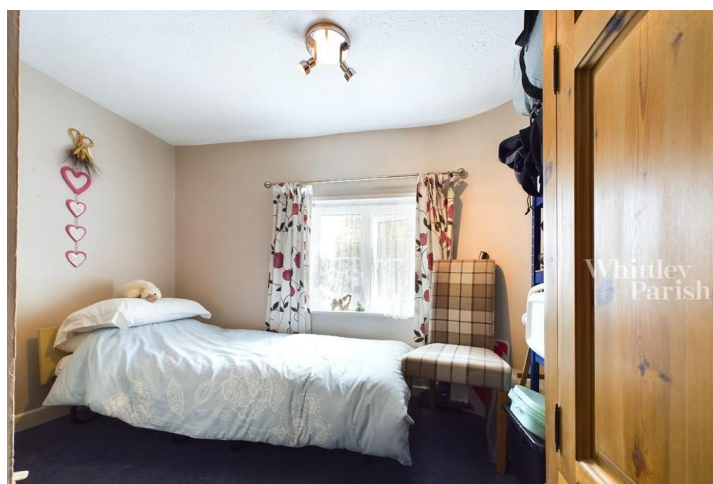
Council Tax Band: B

Tenure: Freehold

VIEWINGS

Strictly by appointment with Whittleby Parish Estate Agents

OUR REF: AT055



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