



**Garlondes, East Harling, Norwich, NR16 2NR**

**Guide Price £220,000 - £230,000**



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# Property Features

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- Garage
- Immaculately presented
- Westerly facing rear gardens
- Corner plot position
- Walking distance to amenities
- Vendor found onwards
- \*Guide Price £220,000 - £230,000\*
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.

## Full Description

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Found close to the centre of the village, the property enjoys a pleasing position upon a small cul-de-sac road and is close to amenities and to the open rural countryside. Over the years East Harling has proved to have been a popular and sought after village offering a beautiful assortment of many historic properties whilst 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 within easy reach lying some 11 miles to the east offering a more extensive and diverse range of amenities and facilities along with a mainline railway station with regular/direct services to Norwich and London Liverpool Street.

The property comprises a two bedroom semi-detached bungalow of brick and block cavity wall construction, heated by a modern gas fired combination boiler via radiators with double glazed upvc windows and doors and connected to mains drainage. Throughout the property is well presented and maintained with modern and contemporary fixtures and fittings.

The property has the benefit of a hard standing driveway giving good off-road parking for at least a couple of cars leading up to the bungalow and attached garage, (attached to the neighbouring property's garage and measuring 16' 3" x 8' 0" (4.96m x 2.44m) with up and over door to front, power/light connected, storage space within eaves and personnel door to rear). The main gardens lie to the rear and are of a generous size being predominantly laid to lawn and enclosed by panel fencing taking a westerly aspect. To the rear of the garage is the benefit of a timber shed alongside a paved patio area abutting the rear of the bungalow and creating an excellent space for alfresco dining.



The rooms are as follows

**ENTRANCE PORCH:**

4' 10" x 2' 7" (1.48m x 0.80m)

Upvc double glazed extension giving good space for shoes and coats and with secondary door giving access to the entrance hall...

**ENTRANCE HALL:**

4' 11" x 6' 2" (1.52m x 1.88m)

Providing access to the reception room, bedrooms and bathroom. Built-in storage cupboard to side and access to loft space above.

**RECEPTION ROOM:**

16' 1" x 10' 2" (4.91m x 3.10m)

Found to the rear of the property. Sliding doors giving access through to the conservatory extension and views onto the rear gardens. Replaced LVT flooring. Kitchen to side.

**KITCHEN:**

7' 2" x 6' 2" (2.20m x 1.88m)

With views over the rear gardens. This replaced kitchen offers a good range of wall and floor unit cupboard space with marble effect roll top work surfaces, inset stainless steel sink with drainer and mixer tap. Four ring electric hob with extractor above and fitted double oven to side. Space for white goods.

**CONSERVATORY:**

5' 10" x 8' 1" (1.79m x 2.48m)

Upvc double glazed conservatory extension with direct access onto the rear gardens. Replaced LVT flooring.

**BATHROOM:**

5' 1" x 6' 1" (1.56m x 1.87m)

With frosted window to side comprising of a modern suite in white with walk-in tiled shower cubicle, low level wc, wash hand basin, tiled flooring and heated towel rail.

**BEDROOM ONE:**

11' 1" x 10' 2" (3.38m x 3.10m)

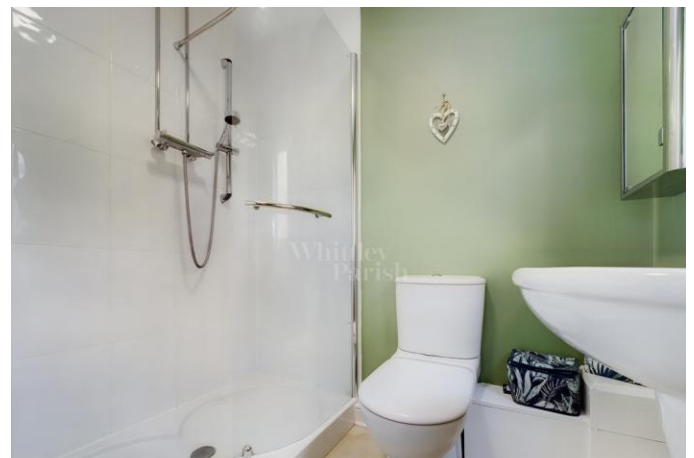
With window to the front aspect. A generous double bedroom.

**BEDROOM TWO:**

8' 3" x 6' 2" (2.54m x 1.89m)

With window to front. A single bedroom.

OUR REF: AT028



## GROUND FLOOR



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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