



'Immaculate Family Home'
East Harling, Norfolk | NR16 2GE

WELCOME



This immaculate three storey property is perfect if you're looking for hassle-free home ownership. The stunning six-bedroom detached home features a spacious kitchen/dining area, a generous living room with woodburner, a large double garage and a good-sized garden. The property is located on a small development in a well-served village and is walkable to many shops and amenities. This high-end house is the perfect family home with plenty of space to grow.







- An exceptional six-bedroom detached property
- Living space set over three storeys
- A large and social kitchen dining area
- A generous living room with wood burner and bespoke cabinets
- A large double garage with electric doors
- Five years remaining on the warranty
- Excellent local schools
- Walking distance to the many amenities of East Harling
- A short drive from the train links and amenities of Attleborough
- Great access to the A11

This attractive property, built by Heritage Homes in Norwich in early 2018, offers spacious accommodation well-arranged across three floors. The rooms were designed with an easy flow that connects them and eliminates wasted space while creating a sense of cohesion between them. Everything in this stunning home is of the highest quality, from the Villeroy & Bosch sanitary ware in the bathrooms to the integrated Neff appliances in the kitchen. This home is intended for easy, stylish living.

The entry hall is spacious and welcoming, with direct access to a well-equipped downstairs cloakroom. The hallway has a useful storage cupboard for shoes and other outdoor accessories that you want to keep hidden. From the hall, stairs ascend to the first floor.

There is a particularly generous sitting room that extends from the front to the back of the property, making it an ideal space for entertaining. The room has a double aspect, with bi-fold doors to the back providing access to the garden. A modern three-sided woodburner provides the experience of a live campfire in your sitting room, with multiple glass panels allowing views of the fire from any position in the room.

The current owners commissioned a custom-made media/storage unit across one side of the room that accommodates a TV and other hardware while concealing unsightly wires and providing open and closed storage space for books, ornaments and other belongings. From the sitting room, double doors lead into the dining room.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













An open-plan dining room and kitchen/breakfast room allow for easy entertaining and sociable family mealtimes. This open flow also allows light to easily pass between the two spaces. The dining area has enough room for a large table as well as casual seating. A variety of stylish wall and under-counter cabinets provide ample storage in the kitchen. A matching kitchen island has also been installed, providing not only additional worktop and storage space, but also seating for the breakfast bar. Neff integrated appliances include a double oven with grill, dishwasher, extractor, and fridge-freezer. A side door leads from the kitchen to the garden.

A large utility room adjoins the kitchen and includes plumbing for a washing machine and tumble dryer, as well as plenty of cupboard space and a sink/drainer.

Four bedrooms are located on the first floor. Each room has been thoughtfully designed with built-in wardrobes to maximise space. The rooms are well proportioned, with the principal bedroom having additional dressing space as well as a stylish ensuite shower room that is fully tiled. The remaining bedrooms on this floor are served by a well-appointed, modern family bathroom.

The second floor of this property has been arranged to accommodate two large eaves rooms and provides plenty of flexibility for use. The current owners have purposed the largest room as a bedroom, where bespoke storage makes good use of the sloping walls and incorporates a charming window seat between the fitted units.

The room is double aspect, with two sky light windows flooding the room with natural light. A fully tiled ensuite shower room ensures this space is self-contained for visiting guests or an older teenager looking for privacy. Across the landing is a further bedroom that the current owners have purposed as a study. Once again, the space has been thoughtfully used, with the installation of bespoke shelving and storage cabinets.

The current owners have made a significant impact on the garden space, completely landscaping it from a patch of grass to the charming space it is today. When you walk out the back door, you are greeted by a large patio. There is a large lawn area that has been manicured to accommodate the curves of the patio. Within the lawn, a planted centrepiece has been created and planted with lovely roses and shrubs. A summer house with light and electricity can be found at the top of the garden and there is a large 8ft x 4ft green house in the area outside the back door.

The property also has a double garage with electrics and automatic doors and there is parking to the front of the property for up to four vehicles.

The property is located on a quiet no-through-road opposite a children's play area and is within easy walking distance of the village primary school.

East Harling's history dates back centuries and it proudly wears its heritage on its sleeve. The village is home to several historic buildings and landmarks, including the magnificent St Peter and St Paul's Church, a stunning example of medieval architecture. The nearby Harling Woods provides a picturesque backdrop for exploring nature and plenty to discover for outdoor enthusiasts.





STEP OUTSIDE

What sets the village apart is its welcoming and active community, where there is always plenty to get involved with. The village offers an array of amenities, including a GP surgery, butchers, dentist, DIY shop, hairdresser, supermarket, take-away and two dining pubs. East Harling is located two miles from the A11 which offers useful connections to Cambridge and Norwich. Wider amenities can be accessed at the nearby market town of Attleborough (8 miles).

Thetford (9.6 miles) boasts a range of shops and amenities, a wide choice of schools and the fantastic Forestry Commission site of High Lodge in Thetford Forest that offers a fun day out for the whole family. The market town of Diss is located approximately 12 miles away and provides direct rail services into London Liverpool Street in only 90 minutes.

Agents Notes

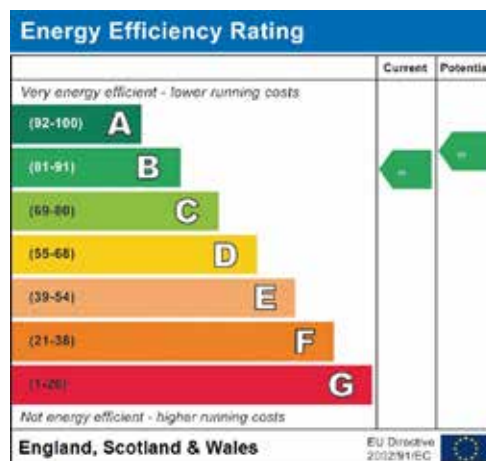
Tenure: Freehold

Local Authority: Breckland District Council - Band F

Services: Mains Electricity, Water, Gas and Drainage. Gas Fired Central Heating (Condensing Boiler) Underfloor heating to ground floor, radiators to first floor.

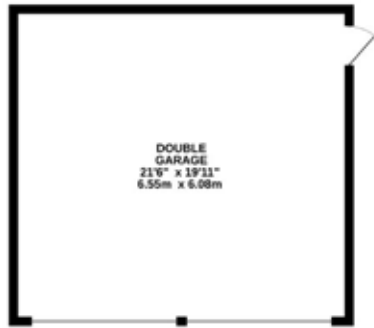
From Diss head west on the A1066 towards Thetford. Turn right in Garboldisham on to Manor Road. and head north to East Harling. Head through the village and turn right on to King Street before you reach the shops. Continue up the Kenninghall road and take a left on to Mount Pleasant Drive. Follow around and the house is on your right.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///records.botanists.backup](http://records.botanists.backup)

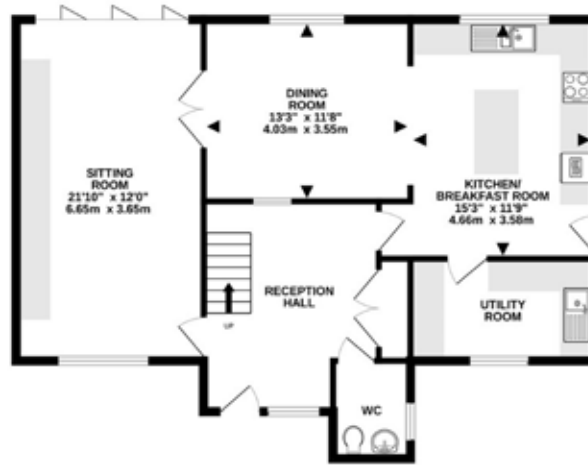




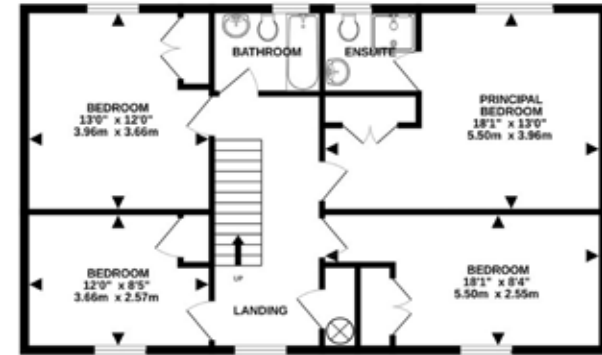
2ND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



OUTBUILDINGS
521 sq.ft. (48.4 sq.m.) approx.



GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2022 SQ.FT. (204.4 sq.m.) approx.
TOTAL FLOOR AREA : 2721 sq.ft. (252.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com