

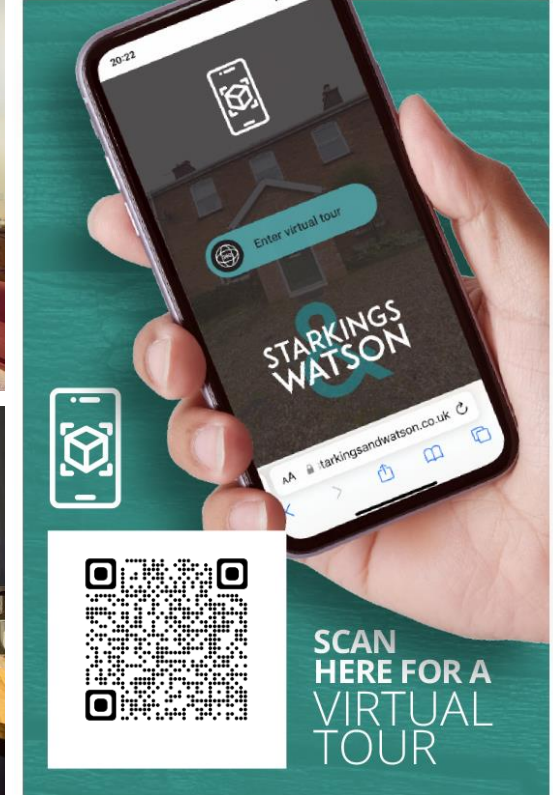
SCHOOL LANE

East Harling, Norwich NR16 2LU

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Mid Terrace Cottage
- Sought After Village Location
- Centrally Positioned Near Amenities
- Plenty of Original Character Features
- Newly Fitted Bespoke Kitchen
- Sitting Room With Fireplace
- Two Bedrooms & New Bathroom
- Private Gardens Front & Rear

IN SUMMARY

NO CHAIN! This MID TERRACE TWO BEDROOM COTTAGE is filled with original CHARACTER and CHARM and is tucked away down a SMALL & QUIET LANE less than 5 minutes' walk to the centre of the SOUGHT AFTER VILLAGE of East Harling. The cottage offers PRIVATE GARDENS to both front and rear as well as NEWLY FITTED KITCHEN AND BATHROOM. The rest of the accommodation features an entrance hall, main sitting room with OPEN FIREPLACE and dining area round the corner. BESPOKE KITCHEN with wood tiled flooring and UTILITY ROOM complete the ground floor. On the first floor there are TWO BEDROOMS with the main bedroom benefitting from a LARGE WALK IN WARDROBE and the re-fitted family bathroom.

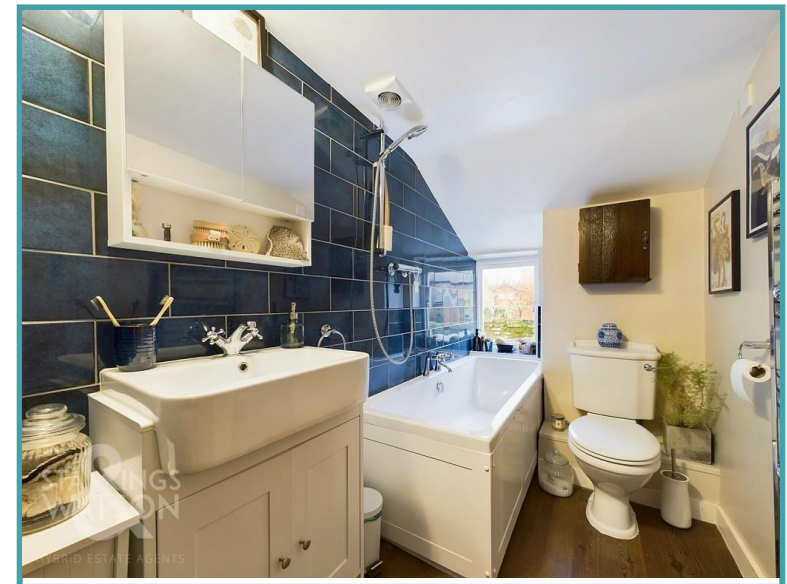
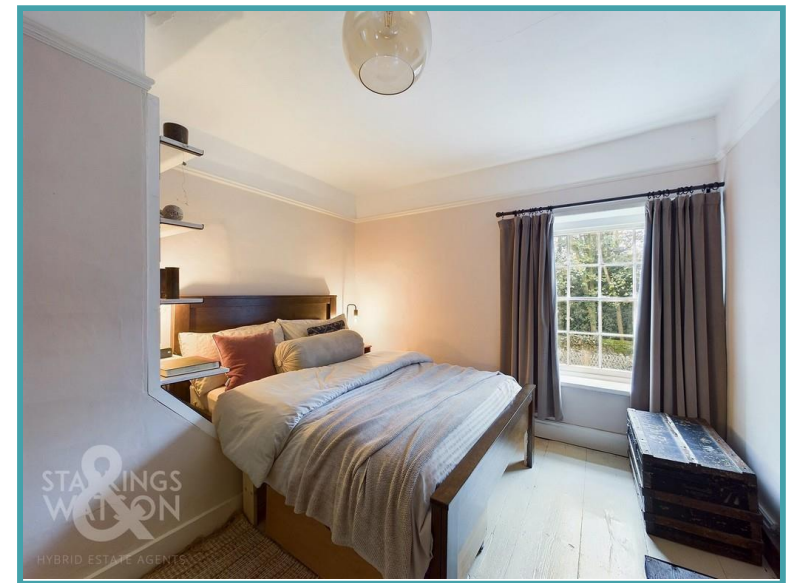
SETTING THE SCENE

Approached from School Lane, a lovely quiet lane with very little passing traffic is the entrance to the cottage via a pedestrian gate. The private front garden offers a lovely lawn and paved terrace ideal for outside dining as well as traditional brick wall and

fencing enclosing. There is a paved pathway leading to the main entrance door.

THE GRAND TOUR

Entering via the main entrance door to the front you are greeted by the entrance hallway with tiled flooring and stairs to the first floor landing. The main reception can be found to the left of the hallway with sash window to front, tiled flooring and a feature open fireplace as well as original exposed timbers. The dining space is cleverly tucked around the corner with window to the rear. The kitchen located to the rear has been recently re-fitted with a bespoke kitchen featuring a range of fitted units and wooden worktops over. There is space for a freestanding oven as well as space for dishwasher and wood tiled flooring. The utility space can be found to the rear of the kitchen with access to the courtyard garden beyond. The utility room offers further storage and space for washing machine and fridge/freezer. Heading up to the first floor landing you will find a small built in storage cupboard with access to the bedrooms and bathroom. To the rear of the cottage there is a bedroom overlooking the garden with wooden flooring as well as the beautifully re-fitted bathroom with bath and shower over, hand wash basin and w/c. To the front of the cottage there is the main double bedroom with wooden flooring as well as the large walk in wardrobe providing plenty of space for clothes and shoes.



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THE GREAT OUTDOORS

To the rear, in addition to the front garden is the pretty, enclosed courtyard garden. The rear courtyard offers more space than you might expect with paved areas, artificial lawn, wood store and timber shed.

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 2LU

What3Words : ///annual.myths.second

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised of the following details; The cottage is within the local conservation area and there are small but multiple flying freeholds with the neighbouring cottages on both sides.

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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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)

Excluding balconies and terraces

Approximate total area^m
631.28 ft²
58.65 m²

Reduced headroom
1.74 ft²
0.16 m²

