

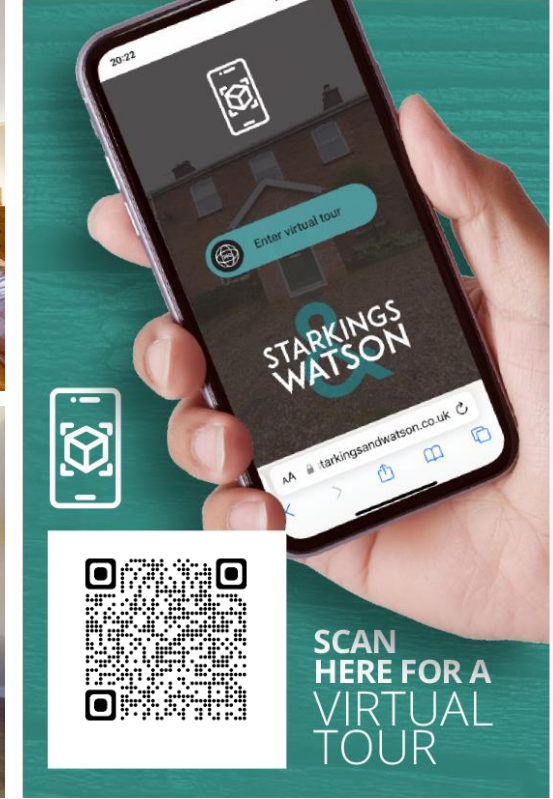
MARKET STREET

# East Harling, Norwich NR16 2AD

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Beautiful Mid-Terrace Townhouse
- Renovated & Modernised Interior
- Hall Entrance with Storage
- Sitting Room with Feature Fire Place
- Kitchen/Dining Room
- Utility Room with W.C
- Three Double Bedrooms
- Courtyard Garden

#### IN SUMMARY

Boasting over 1300 Sq. ft (stms) of accommodation, this STUNNING HOME sits in the centre of EAST HARLING, with warm and inviting CHARACTER FEATURES throughout. With an ATTRACTIVE FACADE with SASH WINDOWS, spacious rooms can be found throughout, all PERFECT for FAMILY LIVING and ENTERTAINING. Exposed BRICK WORK and TIMBER BEAMS adorn the WALLS and CEILINGS in many rooms, whilst various STORAGE is built-in - typical of a PERIOD PROPERTY. The accommodation comprises a hall entrance, 18' SITTING ROOM with STUDY SPACE and FEATURE FIRE, a functional inner hall, utility room, W.C and 17' KITCHEN/DINING ROOM - flowing seamlessly to the COURTYARD GARDEN. Upstairs THREE SIZABLE DOUBLE BEDROOMS lead off the landing, with ample storage, and the CONTEMPORARY FAMILY BATHROOM with a split level floor, feature double ended bath, shower and TWIN SINKS. The COURTYARD GARDEN is low maintenance, designed to allow you to enjoy the space with minimal work.

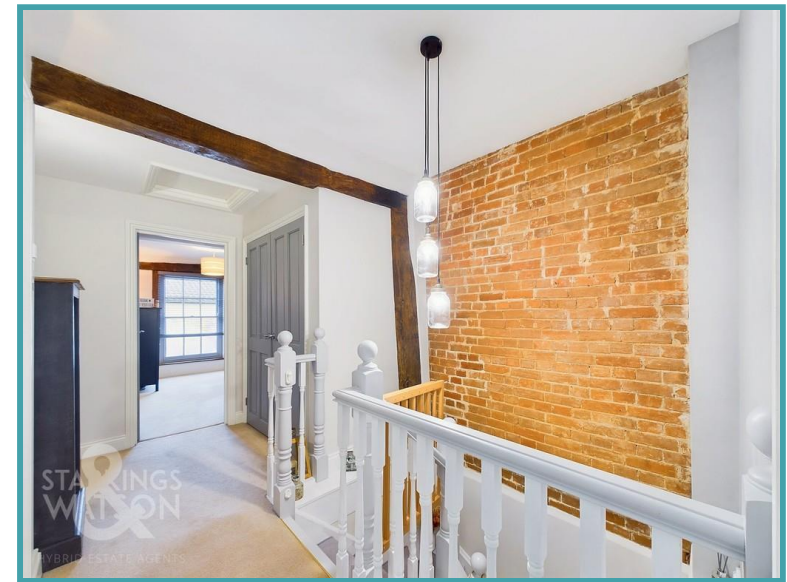
#### SETTING THE SCENE

Fronting Market Street in the centre of East Harling, the property offers an attractive facade which hides the

characterful interior within. With a mixture of residential and commercial properties close by, the Co-Op is next door Parking can be found in the village car park opposite.

#### THE GRAND TOUR

Heading inside, the tiled entrance hall is the ideal meet and greet space, with a grand entrance door, and built-in storage cupboard. Heading into the sitting room you can immediately appreciate the character, warmth and charm which the property exudes. The feature fireplace is of exposed brick, with high ceilings above, and sash windows to front. A useful space behind the front hall creates an ideal study space, with ample room for soft furnishings. A door leads off to the inner hall, with split level flooring showcasing exposed brick, whilst further storage is built-in. The stairs lead off to the first floor, with the kitchen and utility beyond. The kitchen is of fantastic proportions, being functional with the amount of built-in storage, with work surfaces over, an inset electric ceramic hob and built-in electric oven. There is even space for an island, whilst formed in a T-shape, there is room for a table adjacent. Attractive tiled splash backs are back lit with under cupboard spot lights, whilst French doors lead off to the courtyard. The utility room is even immaculate in its presentation, with good storage, and further space for general white goods and laundry appliances. The W.C leads off at the end, complete with a two piece suite, tiled splash backs and mixer tap. Heading upstairs, exposed brick work and timber can be seen, with the perfect space for a centrepiece light. Doors lead off to the three bedrooms, starting with the smallest at the front, with a sash window onto Market Street. The next door room is another great sized double with built-in storage, whilst



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the main bedroom at the rear includes a feature fireplace and more storage. The bathroom is stunning, featuring a raised plinth for the bath - creating a wonderful centrepiece. The two sinks sit on top of a solid woodwork surface with tiled splash backs and mixer taps, with an adjacent W.C and double shower - complete with a rainfall shower.

#### THE GREAT OUTDOORS

The courtyard is perfectly formed for easy enjoyment and no maintenance. Enclosed with timber panelled fencing, and laid to artificial lawn, the garden offers an outside tap and power supply. Exposed brick and flint on the neighbouring property creates a fantastic feature.

#### 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 2AD

What3Words : ///extreme.landlady.toasters

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property sits under a flying freehold in the study area of the sitting room. Potential purchasers will need to inform their solicitors of this information.

**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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Approximate total area<sup>m</sup>  
 1332.58 ft<sup>2</sup>  
 123.8 m<sup>2</sup>

Excluding balconies and terraces

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.

