

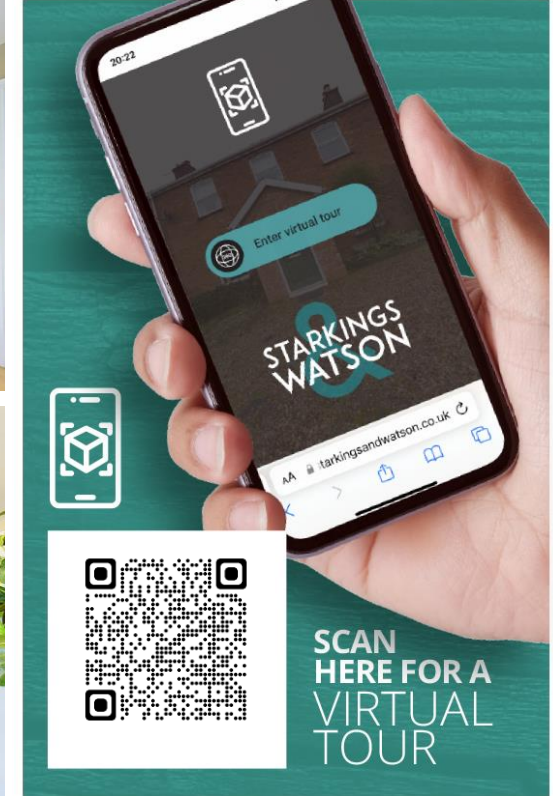
STANLEY DRIVE

East Harling, Norwich NR16 2GA

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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- Modern Semi-Detached Home
- Sizeable South Facing Garden
- Allocated Parking for Two Vehicles
- Open Plan Living
- Modernised Kitchen
- Hall Entrance with Storage & W.C
- Three Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

This MODERN semi-detached home occupies a LARGE PLOT with a BRIGHT and SUNNY ASPECT. Allocated PARKING can be found on the development for two vehicles opposite the property, with ENERGY EFFICIENT AIR SOURCE HEATING installed. Built to a HIGH SPECIFICATION, the LAYOUT is OPEN PLAN to the ground floor, whilst being centred on a WELCOMING HALL ENTRANCE with a useful W.C. The living space includes a 21' DUAL ASPECT SITTING ROOM with FRENCH DOORS to the garden, and the open plan KITCHEN with INTEGRATED APPLIANCES. Heading upstairs, the THREE BEDROOMS lead off the landing, along with the main bedroom with EN SUITE and further FAMILY BATHROOM. Heading outside, the GARDEN is a real feature, with SWEEPING LAWNS, ample seating space, and a great setting for child friendly living.

SETTING THE SCENE

Upon entering the development, the allocated parking can be found to the right hand side, with a hard standing footpath and timber picket fencing

leading to the frontage. Areas of grass can be found to front, with a useful storage cupboard to front, and access to the entrance hall.

THE GRAND TOUR

Heading inside the wood effect flooring creates a versatile entrance, with stairs leading up to the first floor and storage below. Wood panelled doors lead off this attractive entrance, with doors to both the sitting room and kitchen. Straight ahead, the W.C can be found - a spacious room with tiled flooring and room for storage. The sitting room enjoys a dual aspect ambiance, with a window to front and French doors onto the rear garden. Wood effect flooring runs under foot, with room for soft furnishings and a dining table, with recessed spotlights across the ceiling. An opening takes you into the kitchen, an updated and modernised space with an abundance of storage, wood effect work surfaces and matching up-stands. The stainless steel sink is recessed, along with an electric ceramic hob and built-in electric oven. Further appliances include a dishwasher, washing machine and fridge freezer. Tiled splash backs sit atop the up-stands, whilst a window faces to rear with fantastic views across the garden. Heading up, the carpeted landing leads to all three bedrooms, two which are good sized doubles, and the smaller single which could also be a study, utilising the storage cupboard over the stairs. The main bedroom enjoys an en suite, with a three piece suite comprising a shower, low level W.C and hand wash basin, all finished with tiled splash backs. The family bathroom is finished in a similar style, also with tiled splash backs and flooring.



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THE GREAT OUTDOORS

Heading out the sitting room French doors, your eyes are drawn across the sweeping lawned gardens, with enclosed timber fenced boundaries and planted borders. A patio leads from the rear, with a shingled seating area to the side of the property - an ideal spot to soak up the summer sun, whilst a gate provides access to the front.

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 2GA

What3Words : ///intestine.feasts.overhead

VIRTUAL TOUR

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

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.

Excluding balconies and terraces

Approximate total area^m

879.3 ft²

81.69 m²

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