

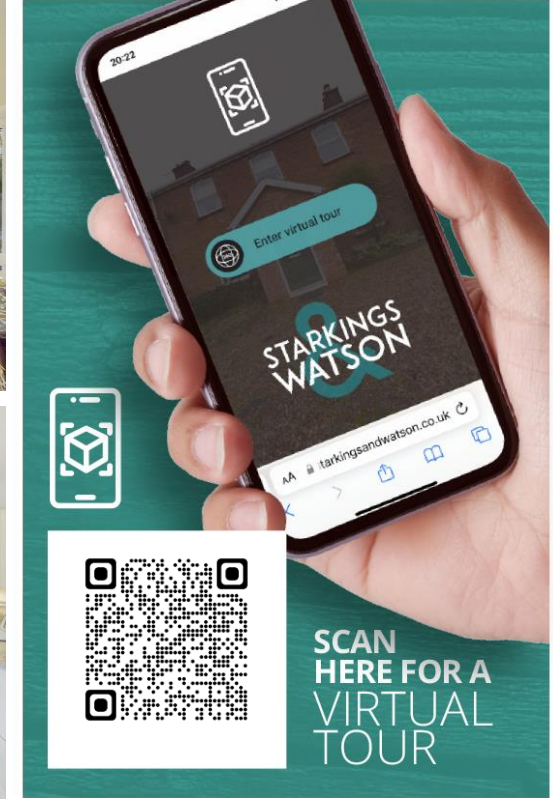
MARKET STREET

East Harling, Norwich NR16 2AD

Freehold | Energy Efficiency Rating : C

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Detached Family Home
- Central Village Location
- Tucked Away & Private
- Extended & Improved Accommodation
- Four Reception Rooms & Re-fitted Kitchen
- Four Generous Double Bedrooms & Two Bathrooms
- Private South Facing Garden
- Large Driveway & Double Garage

IN SUMMARY

Located CENTRALLY within the village of EAST HARLING yet within a SECLUDED and PRIVATE POSITION tucked away, is this MODERN BUILD, GEORGIAN STYLE FAMILY HOME extending to approximately 1700 SQ FT (stms) internally. Outside there are BEAUTIFULLY KEPT and GENEROUS rear gardens backing onto fields, a LARGE SHINGLED DRIVEWAY with plenty of parking and double gates and a DOUBLE GARAGE. Inside the well-presented home offers a traditional hall entrance with DINING ROOM, STUDY ROOM, SITTING ROOM, UTILITY and W/C, RE-FITTED KITCHEN and extended OPEN PLAN GARDEN ROOM/FAMILY ROOM off the kitchen. Upstairs there are FOUR DOUBLE BEDROOMS and TWO re-fitted bathrooms one of which is an en-suite. The house is presented in excellent order and would suit a wide range of potential purchasers.

SETTING THE SCENE

The property is approached via the initial shared roadway adjacent to the Doctors surgery which then leads to its own driveway which is shingled with large double gates to the front. The driveway is large and offers plenty of parking for numerous vehicles as well as providing access to the double garage. The garage has double electric roller doors to the

front, side door, power and light. There is also gated side access to the side of the house to the rear garden. The main entrance is found to the front partially covered with an archway.

THE GRAND TOUR

Entering via the main entrance door into the welcoming hallway you will find stairs to the first floor landing and understairs storage. The first room to the front is the separate dining room, a formal room with dual aspect to side and front, an open fireplace and wooden flooring. On the other side of the hallway is the study room with fitted storage. The main sitting room is found behind which opens onto the wonderful rear garden. The sitting room is a lovely bright room with a picture rail. To the rear of the house is the recently re-fitted kitchen with quartz tops and sleek modern units. The kitchen offers an integrated Neff Pyrolytic self-cleaning double oven and Neff induction hob as well as Neff dishwasher and fridge. There is a lovely Karndean flooring that flows through into the garden room beyond which has been extended to create extra living space. The garden room is a lovely sunny space with access onto the garden through Bifolding doors and creates a lovely space for dining and sitting. Off the kitchen is a larder cupboard as well as the separate utility room and ground floor w/c. The utility offers further storage and space/plumbing for various white goods as well as access to the rear garden. Heading up to the first floor landing you will find a galleried landing and airing cupboard as well as loft hatch access. Upstairs and to the front of the house there are two large double bedrooms one of which has a fitted double wardrobe. The main bedroom also benefits from a re-fitted shower room. To the rear of the house there are two further double bedrooms allowing plenty



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of natural light, one with a fitted double wardrobe.. There is also an excellent family bathroom having been recently re-fitted with separate bath and double shower. The house offers newly installed double glazing and updated gas fired central heating.

THE GREAT OUTDOORS

The private and well-kept rear garden has a sunny aspect and also backs onto fields as its located on the edge of this small cull-de-sac development. The garden is mainly laid to lawn with well stocked planted and raised bed borders surrounding. The garden is full of planting and is a lovely space for gardeners to enjoy. You will find a timber shed and greenhouse as well as large paved patio providing the ideal space for dining table and outside entertaining. The garden is enclosed with timber fencing and side gate on one side leading to the frontage.

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 : ///curly.rollover.dolphin

VIRTUAL TOUR

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

AGENTS NOTE

This property falls within Section 21 of the 1979 Estate Agents Act as the owner of this property is related to an employee of Starkings & Watson. For the sake of clarity, before entering into negotiations please seek clarification on this point.

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^m
 1761.63 ft²
 163.66 m²

(1) 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.