

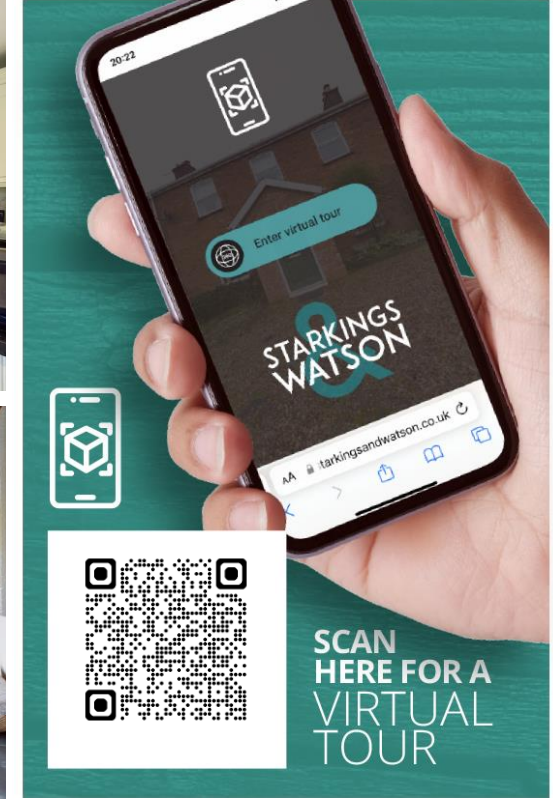
GALLANTS LANE

East Harling, Norwich NR16 2NQ

Freehold | Energy Efficiency Rating : E

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FOR SALE
PROPERTY



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STARKINGS
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- Link Detached Cottage
- Private Village Centre Location
- Renovated & Presented in Excellent Order
- Country Style Kitchen & Utility
- Two Separate Reception Rooms with Fireplaces
- Three Ample Bedrooms
- Family Bathroom, En-Suite & Dressing Room
- Private Gardens, Driveway & Garage

IN SUMMARY

Located within the HEART of EAST HARLING in a tucked away location you will find this attached Cottage presented in EXCELLENT ORDER having been modernised in recent years. The cottage offers a perfect blend of period features and character as well as modern convenience with TILED UNDERFLOOR HEATING on the ground floor. The property extends internally to almost 1200 SQFT (stms) and provides porch entrance, well fitted KITCHEN/BREAKFAST room, UTILITY ROOM, dining room and separate sitting room both with FIREPLACES and a w/c. On the first floor you will find THREE AMPLE BEDROOMS with family bathroom. The master bedroom is a stunning room with VAULTED CEILING, walk in dressing room and FOUR PIECE EN-SUITE. Externally, the cottage benefits from fully enclosed SOUTH FACING landscaped gardens, DRIVEWAY PARKING for multiple vehicles and a recently built GARAGE.

SETTING THE SCENE

The property is set back from the road and accessed via a shingled private driveway shared with a couple of other dwellings but owned by the property. The driveway leads

to a private off road parking area either side of the garage suitable for two vehicles. The garage is a real plus to the house providing space for another car or workshop / storage space with electric up and over door, power and light. You will also find another parking space to the side of the house just off Gallants Lane. From the parking area there is a gated access leading into the garden and the main entrance door.

THE GRAND TOUR

Entering the house via the main entrance door to the rear from the garden you will find a very useful porch entrance with plenty of space for coats and shoes as well as Travertine tiled flooring and underfloor heating running throughout the ground floor. The porch leads through into the kitchen which offers a modern range of units with granite worktops over. You will find a double range style oven, butler sink, under counter dishwasher as well as low level lighting. The kitchen provides access to the utility room with space for an American style fridge/freezer as well as space for washing machine and tumble dryer under counter with further storage and granite worktops, whilst there is also a useful storage cupboard. Heading in the other direction from the kitchen you will find the dining room with feature fireplace with Victorian range. Off the dining room is an inner hallway with stairs to the first floor landing and a separate w/c. The sitting room can be found next which is bright and airy due to the dual aspect windows, there is also a large open fireplace furnished with a wood burner. Heading up to the first floor landing you will find three bright bedrooms two of which are spacious doubles and a family bathroom with electric underfloor heating in addition. The main bedroom is a very good size with vaulted ceilings and exposed beams as well as



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having the added benefit of a large en-suite with a bath and a separate shower and electric underfloor heating. In addition there is also a wonderful walk in wardrobe providing plenty of space without the need for free standing wardrobes.

THE GREAT OUTDOORS

Externally there is a pretty courtyard garden which is fully landscaped with a paved seating area. The garden is fully enclosed with timber fencing and a pedestrian gate to the side leading to the driveway. The garden has a sunny south facing aspect which gives this property a Mediterranean feel with a range of planting in the raised beds surrounding. There are electric sockets and water taps fitted as well within the rear garden.

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 2NQ

What3Words : ///copy.successor.headlines

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property is approached via a private driveway with shared access but is owned by this property. There are mains water, electricity and drainage connected to the property, and heating is provided by a gas fired boiler.

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:



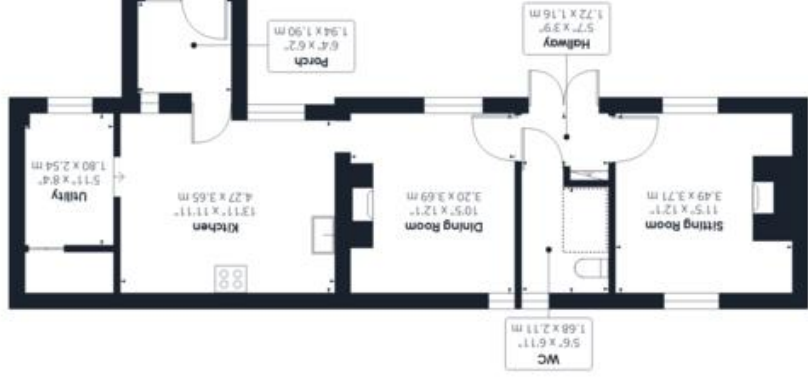
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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



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)

(1) Excluding balconies and terraces

Approximate total area^m
1396.35 ft²
129.73 m²
Reduced headroom
11.94 ft²
1.11 m²