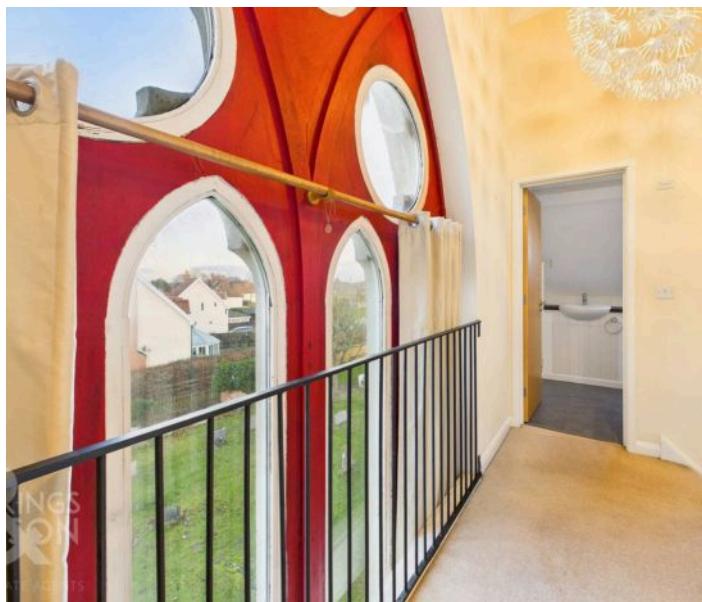




Harmer Place, Wattisfield - IP22 1PJ

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HYBRID ESTATE AGENTS



Harmer Place

Wattisfield, Diss

NO CHAIN. Situated in a FORMER CHAPEL as part of a stunning conversion where the gable end displays the charming ORIGINAL ARCHITECTURE which can also be enjoyed internally too, this END OF TERRACE HOME gives the perfect investment opportunity being a recent long term rental or the ideal home to enjoy in this RURAL VILLAGE. The accommodation is split over THREE LEVELS with a generous 16' open KITCHEN/DINING ROOM with newly fitted INTEGRATED COOKING APPLIANCES, first floor sitting room and TWO DOUBLE BEDROOMS each having use of the GROUND FLOOR SHOWER ROOM and second floor BATHROOM. Externally, the home boasts a low-maintenance courtyard garden space and a PRIVATE ACCESS to the side of the property plus OFF ROAD PARKING in the communal residents car park.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain
- End Of Terrace Character Property
- Converted Former Chapel With Stunning Original Features
- Accommodation Split Over Three Levels
- 16' Open Kitchen/Dining Room With Integrated Appliances
- First Floor Sitting Room
- Ground Floor Shower Room & Second Floor Bathroom
- Low-Maintenance Courtyard Garden & Off Road Parking

The property is located outside the market town of Wymondham, and within driving distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery.

Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.



SETTING THE SCENE

The property can be found set back from the street where a combination of iron fencing and brick wall separate the property from public footpaths. A swinging timber gate opens into the low maintenance brick weave courtyard ideal for planting to add colour and vibrancy to the outside of the home or potential seating space with further courtyard space towards the very rear of the property with parking coming to the opposite end of the building in the form of a communal residents car park.

THE GRAND TOUR

Once inside, the central hallway is the first place to greet you laid with tiled flooring splitting in each direction to take you to accommodation on the ground floor with handy under the stair storage cupboard, stairs for the first floor and open lobby space ideal for slipping off coats and shoes. To the left hand side a ground floor shower room can be found with corner shower unit, wall mounted gas fired radiator and two handy built in storage cupboards. To the adjacent side of the home a 16' open plan kitchen and dining room can be found with an opening in the tiled floor space suited to a potential dining table with a dual facing aspect allowing natural light to fill this room. The space is fitted with a mixture of wall and base mounted storage units complemented with tiled splashbacks where a 2024 installed oven and gas hob are currently fitted within the work surfaces while space remains with plumbing for a washing machine or dishwasher.

The first floor landing is carpeted and again split in each direction to take you to the first of the bedrooms and further daytime living accommodation. Towards the front of the property, the sitting room is currently housed with carpeted flooring and radiator below the dual front facing windows leaving more than enough room for a formal sitting room suite with further soft furnishings.

Towards the rear of the property a smaller double bedroom is currently housed overlooking the tree lined views in the distance - the space is large enough for a double bed with further soft furnishings. The larger of the bedrooms comes to the second floor in the form of a large double bedroom with part vaulted ceilings and space for freestanding storage solutions. The landing on the second floor gives a taste of the stunning original architecture of the property through the windows whilst a three piece bathroom suite sits on the adjacent side to the bedroom, again with part vaulted ceilings and a Velux window. This room features a shower head and glass screen mounted over the bath with vanity storage and a wall mounted towel rail.

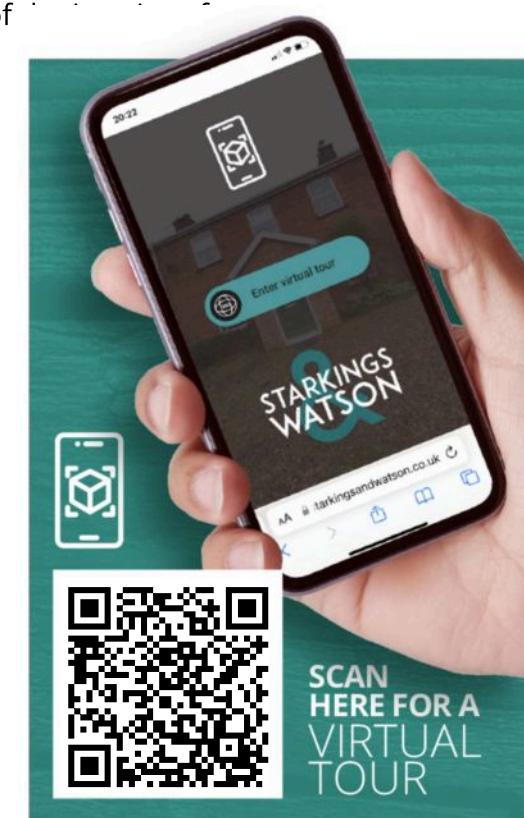
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VIRTUAL TOUR

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



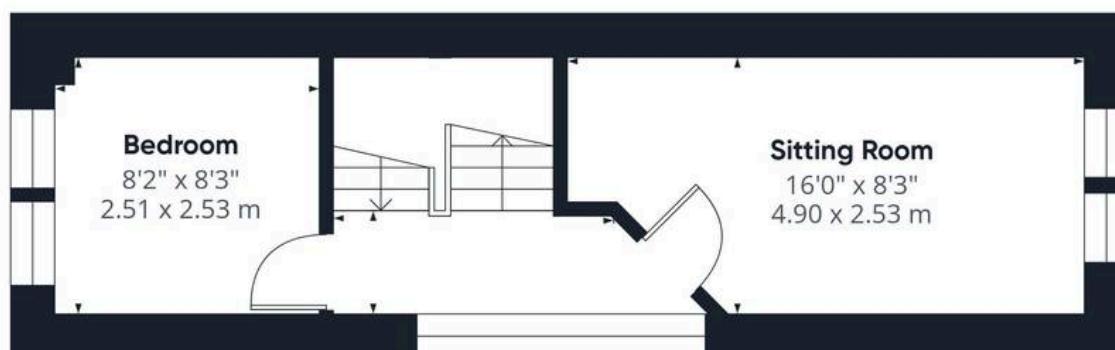
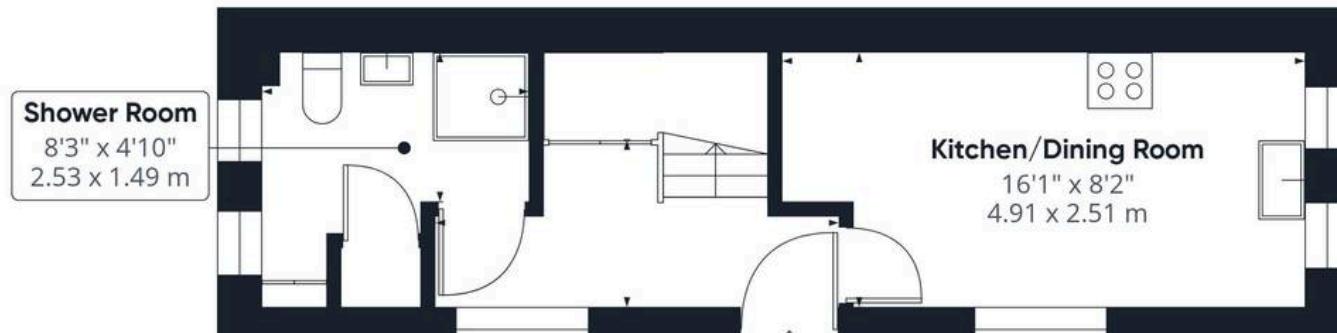




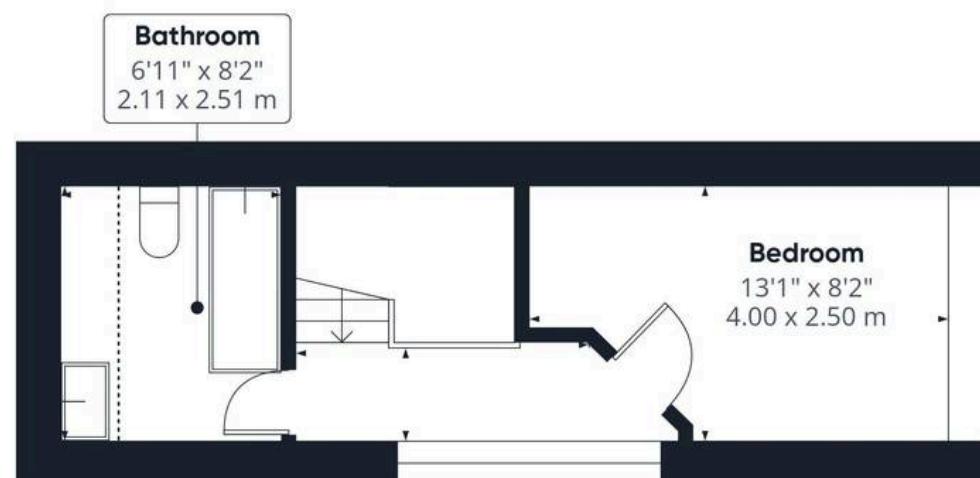
THE GREAT OUTDOORS

Externally there are gardens to the front and rear of the property both in a low maintenance courtyard style ideal for adding garden furniture to sit and enjoy the warmer months or planting beds to add colour and vibrancy.





Floor 1



Floor 2

Approximate total area⁽¹⁾

680 ft²

63.2 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.