



11 White Hart Street
East Harling
Norfolk
NR16 2NE

Offers Over £250,000
No Onward Chain





- Charming 2 bedroom cottage
- Enclosed garden with countryside views
- Fully Double Glazed
- Set in a well served village
- Easy Access to the A11

Location

East Harling is one of the best served villages in the area, retaining a variety of shops and other facilities including two public houses, junior school, doctors practice, dentist, chemist, various sports and other clubs and has a real community feel. The surrounding area is great for walkers and cyclists with 'Quiet Lanes' and the vast area of Forestry Commission woodland which is open to the public. Access from East Harling is very good with the A11 just a few miles away providing a swift route to Norwich (20 miles) to the north east and Newmarket (30 miles) to the south west and then connecting to the A14. The fine old town of Bury St Edmunds is just 18 miles away. For the commuter there are train stations at Thetford (Norwich to Cambridge line) and Diss (Norwich to London Liverpool Street line).





The Property

This charming two bedroom cottage has recently undergone a full scheme of refurbishment. Upon entry you will find a spacious living room with a neutral carpet and large inglenook fireplace furnished with a Villager stove. The brand new kitchen is light bright and airy and has space for integrated white goods should you wish. There is a small breakfast bar perfect for enjoying the countryside views to the rear with your morning coffee. Upstairs you will find two generously proportioned double bedrooms all of which have been newly carpeted, and a bathroom fitted with a modern new suite and is flooded with natural light from the velux window above.

Outside

The property is approached via a shingle driveway and immediately in front of the property there is space to park one car. To the rear there is an enclosed garden which enjoys unobstructed pleasant rural views.

Services

Mains water, electricity and drainage are connected to the property. Heating to radiators is provided via a Villager stove.

Directions:

Directions From Diss heading west on the A1066 towards Thetford. In Garboldisham beside the Fox Inn turn right and follow the road into East Harling. Go past the Market Place and two pubs, and on the sharp left bend bear right and then around the bend into White Hart Street. No. 11 will be seen a little way down on the left tucked away down a shingle drive.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: A

Ref 19327/KH

Important Notice

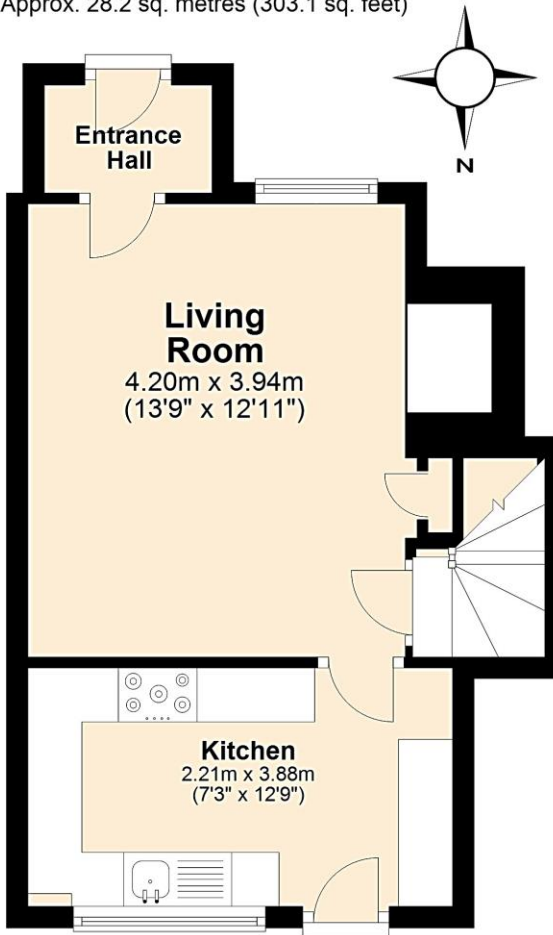
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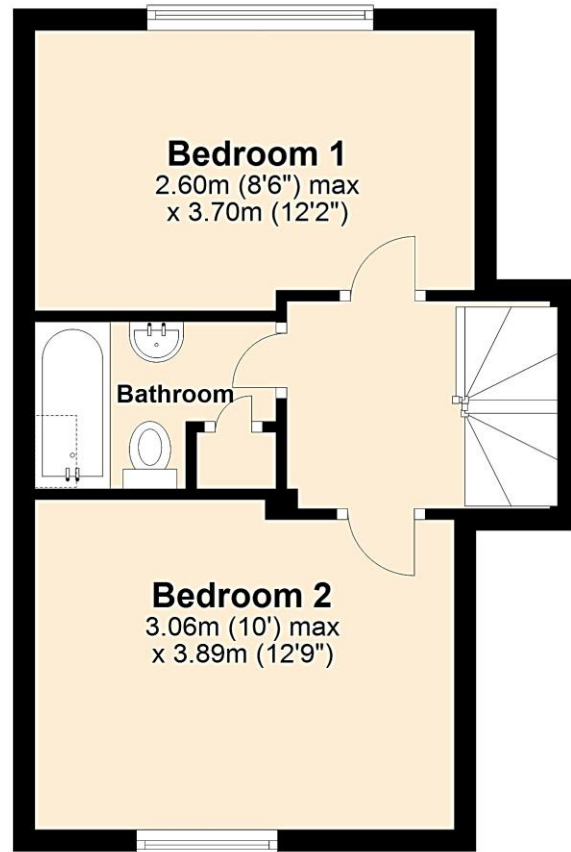
Ground Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.4 sq. feet)



Total area: approx. 58.4 sq. metres (628.5 sq. feet)

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