



Market Street, East Harling - NR16 2AD



Market Street

East Harling, Norwich

Believed to be the OLDEST HOUSE in EAST HARLING, the property is located in a central position with convenient access to parking and amenities. This stunning CHARACTER HOME is the epitome of CHARMING LIVING. Upon entry, fine examples of PAMMENT TILED FLOORING grace the ground floor, leading you to the inviting SITTING ROOM boasting an OPEN FIRE, perfect for cosy evenings. The adjacent open plan DINING ROOM features storage space for organisation. The full-width KITCHEN is a chef's delight, complete with a PANTRY CUPBOARD and access to the courtyard. The living space is further enhanced by TWO well-appointed BEDROOMS, with an additional occasional GUEST SPACE or STUDY for added versatility. Courtyard access leads to a brick-built shed providing practical storage solutions.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Stunning Character Home
- Central Position Close to Parking & Amenities
- Fine Examples of Pamment Tiled Flooring to the Ground Floor
- Sitting Room with Open Fire
- Open Plan Dining Room with Storage
- Full Width Kitchen with Pantry Cupboard
- Two Bedrooms & an Occasional Guest Space/Study
- Courtyard Access & Brick Built Shed

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.

SETTING THE SCENE

Fronting Market street, the property stands proudly in the village centre close to local parking options, with the main entrance door taking you to the living space. To the rear of the property a bisected courtyard offers access to the outbuilding and kitchen providing an ideal everyday use.



THE GRAND TOUR

Once inside you step into the dining hall with a beautiful pamment tiled flooring whilst the walls are adorned with exposed brickwork and timber beams. This light and bright space is separated by vertical timber beams to the adjacent sitting room which is centred on a feature open fire with continued pamment tile flooring underfoot. A useful storage recess sits under the stairs, whilst the kitchen runs a full width of the property beyond with bespoke solid woodwork surfaces including curved edges and a variety of storage. A ceramic sink unit sits to one side with space for a gas cooker and general white goods. Brick tiled flooring flows underfoot with a range of exposed timber beams and brickwork, with two windows to rear and a door leading out. A useful storage cupboard and built-in set of drawers sits to one end.

Heading upstairs, the carpeted landing offers a further range of exposed timber beams creating a beautiful character feel with doors leading off to the two bedrooms. The main bedroom sits to the front and includes a built-in wardrobe and feature fireplace, with a cast iron wood burner. The second bedroom also includes a shelved storage recess. The occasional guest/study space allows for a built in airing cupboard and a door leading off to the family bathroom with an electric shower over the bath, tiled splash-backs to all walls with wood effect flooring underfoot and exposed brickwork.

FIND US

Postcode : NR16 2AD

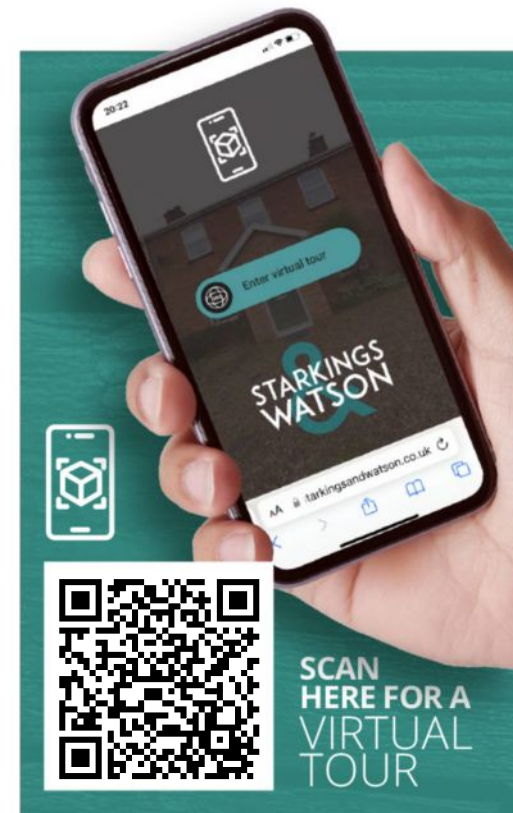
What3Words : ///toads.closet.intersect

VIRTUAL TOUR

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

AGENTS NOTE

The property is located close to commercial property.



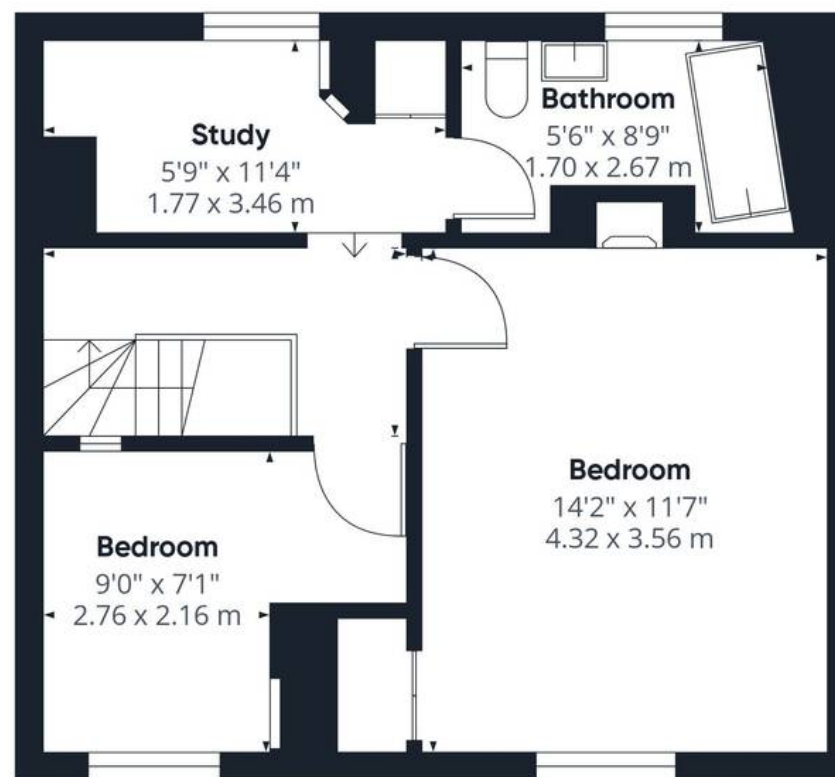
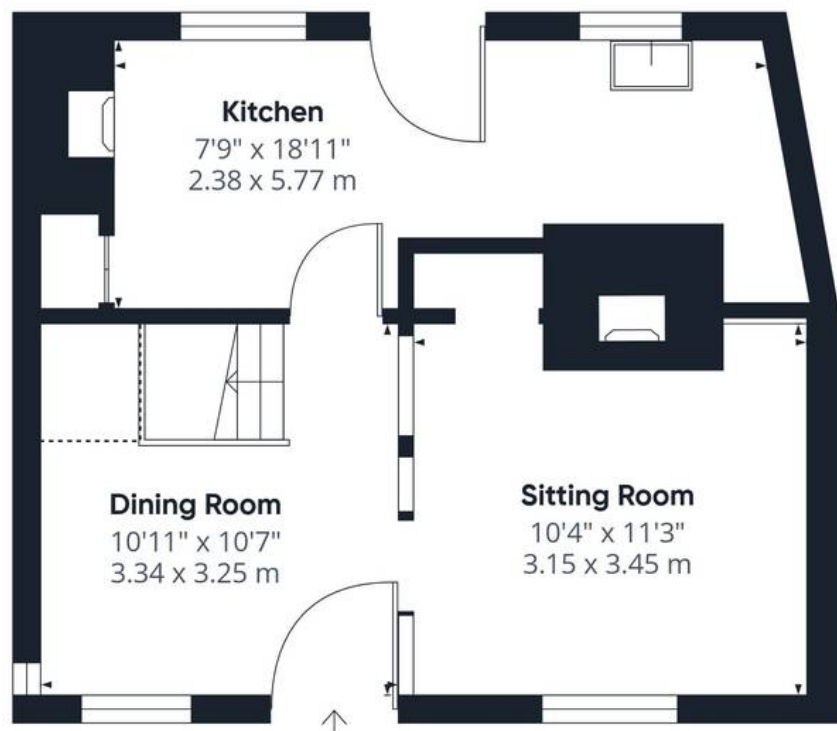




THE GREAT OUTDOORS

The bisected courtyard allows for space to sit a bistro set, with gated access, whilst the brick built shed offers useful storage.





Approximate total area⁽¹⁾

779 ft²

72.4 m²

Reduced headroom

10 ft²

0.9 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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