

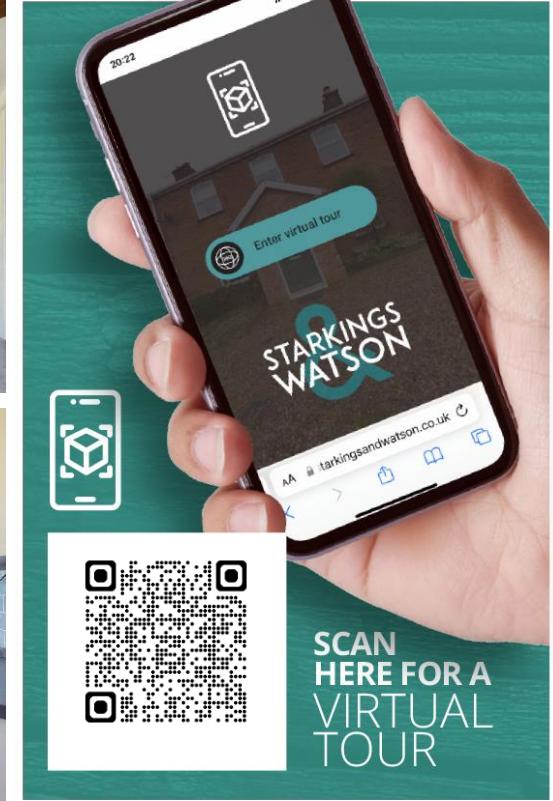
WHITE HART STREET

East Harling, Norwich NR16 2NE

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01953 438838

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- No Chain!
- Mid Terrace Cottage
- Tucked Away & Centrally Located
- Open Field Aspect to the Rear
- Fully Renovated Internally
- Sitting Room With Woodburner & Kitchen
- Two Ample Bedrooms & Bathroom
- Private Rear Gardens & Parking Space

#### IN SUMMARY

NO CHAIN! This ATTRACTIVE MID-TERRACE TWO BEDROOM COTTAGE has recently undergone a full refurb internally and is presented in EXCELLENT ORDER ready to be moved straight into! Entering the cottage you will find a porch entrance leading into the spacious SITTING ROOM with a neutral carpet and large inglenook fireplace furnished with a multi fuel Villager stove providing the central heating to the cottage. To the rear of the cottage is a brand new kitchen with space for white goods and integrated oven and hob. There is a small breakfast bar perfect for enjoying the countryside views to the rear as well as STABLE DOOR opening onto the garden. Heading up to the first floor there are TWO generously proportioned DOUBLE BEDROOMS with newly fitted carpets, and a bathroom fitted with a modern new suite. Externally there is a space to the front of the cottage to park one car as well as an enclosed garden to the rear with STUNNING FIELD VIEWS.

#### SETTING THE SCENE

Set back from the road down a shared driveway there

is a small shingled driveway to the front providing a space for parking for a small car. Plenty of further parking can be found on road on White Hart Street. The main entrance door is found to the front leading into a small front porch.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a small entrance porch with space for coats and shoes. This leads into the main sitting room, a lovely bright room with exposed timbers and a brick built fireplace with woodburner and understairs cupboard. To the corner of the room are the stairs to the first floor landing. Beyond the sitting room is the kitchen having been newly fitted. The kitchen offers a range of units with rolled edge worktops over as well as integrated electric oven and induction hob over. The owner has also left space for fridge/freezer and washing machine which can be fitted once a sale has been agreed. To the rear there is a modern stable door leading onto the garden. Heading up to the first floor landing you will find two double bedrooms and a family bathroom. Both bedrooms are doubles with one to the front and one to the rear both with exposed timber beams. The family bathroom features a bath with shower over as well as airing cupboard.

#### THE GREAT OUTDOORS

The rear garden offers a blank canvas for any keen gardener with a stunning open field aspect to the rear beyond. The garden could easily be either paved or turfed depending on preference with a step leading from the rear door in the kitchen. There is gated



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access to the side across the neighbours garden providing front to back access if required.

#### OUT & ABOUT

The property is situated in the heart of 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 2NE

What3Words : ///mascot.nozzles.reforming

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised that the property is connected to mains water, electricity and drainage. Heating to radiators is provided via a Villager stove in the main sitting room.

**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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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.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
 567.69 ft<sup>2</sup>  
 52.74 m<sup>2</sup>

