



The Glebe, East Harling - NR16 2SZ



## The Glebe

East Harling, Norwich

Nestled within a peaceful CUL-DE-SAC, this FOUR BEDROOM DETACHED house presents the quintessential family home. Beautifully presented throughout, the property boasts TWO IMPRESSIVE RECEPTION ROOMS with one used as a sitting room and the other as a dining room both of which offer ample space for both relaxation and entertaining. A highlight of this residence is the newly fitted KITCHEN/DINER, complemented by a separate utility area and the ground floor w/c for added convenience. Upstairs, FOUR GENEROUSLY SIZED BEDROOMS and two modern bathrooms provide comfortable accommodation with the en-suite having been recently re-fitted, ideal for a growing family. Outside, the private rear gardens are meticulously maintained, featuring a paved terrace perfect for al fresco dining, a lawned area bordered by mature trees and shrubs, and a DRIVEWAY offering plenty of parking space alongside a SINGLE GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Family Home
- Quiet Cul-De-Sac Location
- Beautifully Presented Throughout
- Two Impressive Receptions
- Newly Fitted Kitchen/Diner & Separate Utility
- Four Ample Bedrooms & Two Bathrooms
- Private Well Kept Rear Gardens
- Plenty of Driveway Parking & Single Garage

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

The house is approached via the small cul-de-sac within the heart of the village. There is a shingled driveway partly shared with neighbouring houses leading to the single garage and plenty of parking in front for approximately 4 vehicles. To the front of the house is a lawned area of garden with hedging and shrubs and access to the main entrance door to the front into the porch.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with a vaulted ceiling as well as stairs to the first floor landing as well as under stairs storage. To the right of the hall is the dining room with a large window to the front. The room is flexible and could be used in a number of ways. On the other side of the hall is the sitting room with a dual aspect and door leading out onto the rear garden. There is an open fireplace as well, ideal for cosy winter evenings. To the rear of the house is the kitchen/dining room having been recently re-fitted which offers a range of wall and base units with solid worktops over. You will find integrated appliances including eye level oven and microwave, gas hob, dishwasher, fridge/freezer as well as space for the dining table. The separate utility room features a range of units with a separate sink and space under the counter for a washing machine. The wall mounted gas boiler can also be found as well as a door to the rear garden and a door to the w/c. Heading up to the first floor landing there is an airing cupboard as well as loft hatch access. The family bathroom is found immediately ahead with a w/c, hand wash basin and a bath with shower over. There are two bedrooms to the front of the house and two to the rear. All four bedrooms benefit from fitted wardrobes and the master bedroom to the front has a recently re-fitted en-suite shower room which fully tiled with w/c and hand wash basin and shower with rainfall head.

## FIND US

Postcode : NR16 2SZ

What3Words : ///pelted.collides.soft

## VIRTUAL TOUR

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



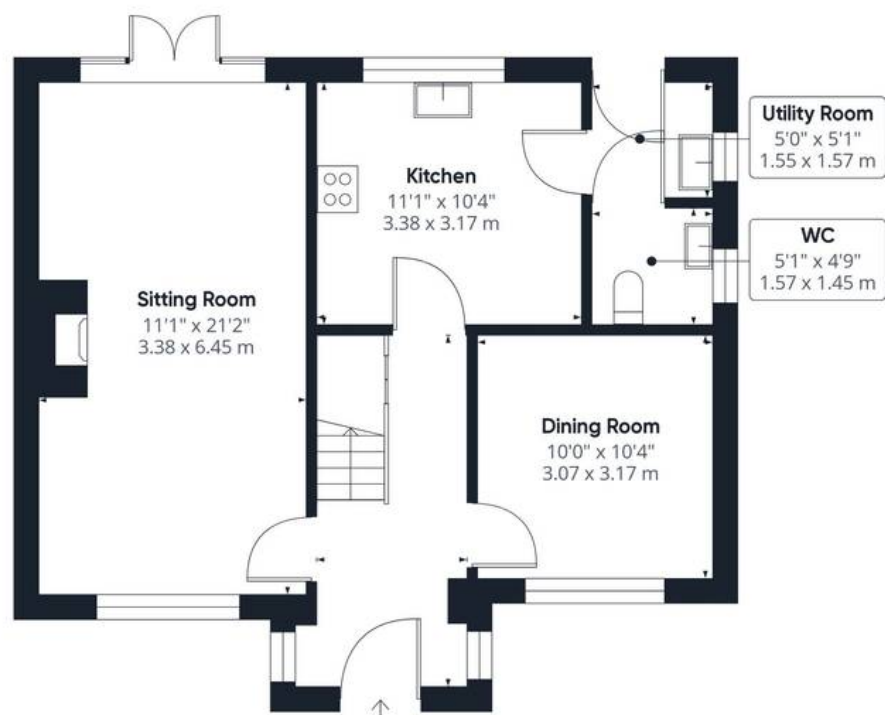




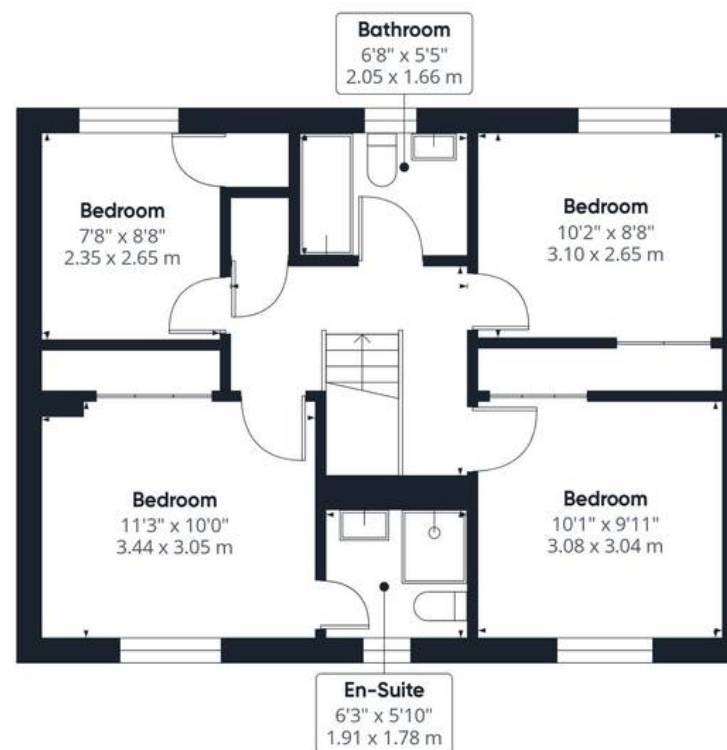
## THE GREAT OUTDOORS

The private and enclosed rear garden is well kept and offers a paved terrace ideal for a table and chairs as well as a pathway leading to the garage and personnel door to the rear. There is then a lawned section flanked by planting borders with mature trees and shrubs. There is a side gate onto the driveway at the side as well as a door into the utility and double doors from the sitting room.





**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1148.29 ft<sup>2</sup>

106.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



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