

31 Colman Way, East Harling

£350,000 - £375,000 Freehold

Minors and Brady are pleased to present to market this impressive three-bedroom semi-detached house. This well-presented family home was constructed in 2018 and boasts the remainder of the NHBC 10-year warranty, providing peace of mind to the next fortunate owner. Recent upgrades have elevated the home's sustainability and modernity, including the installation of 14 solar panels, resulting in an outstanding EPC A rating. In addition, the property features an electric car charging point and a sophisticated HIVE smart heating system.

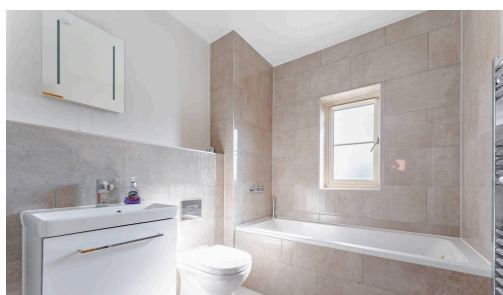
Location

Nestled in the charming village of East Harling, Colman Way enjoys a prime location that perfectly balances rural tranquillity with modern convenience. East Harling is a vibrant community known for its excellent local amenities, including a well-regarded primary school, a selection of independent shops, a traditional pub, and a popular village hall hosting various events. The surrounding Norfolk countryside offers picturesque walking trails and outdoor activities, while easy access to the A11 ensures seamless connectivity to Norwich, Thetford, and beyond. With a welcoming village atmosphere and essential amenities just a short distance away, this location is ideal for those seeking a peaceful yet well-connected lifestyle.



Colman Way

Crafted from traditional brick construction, the property is equipped with UPVC double glazing and gas fired central heating for maximum comfort and energy efficiency. Spread across three well-appointed floors, the accommodation offers over 1000 square feet of versatile living space.



The ground floor is designed with an open-plan living area and a well-equipped modern kitchen, perfect for family gatherings and entertaining. A convenient cloakroom adds a practical touch to the main level.

Ascending to the first floor reveals two spacious double bedrooms, one of which benefits from ensuite facilities, and a stylish family bathroom. The second floor accommodates another generously proportioned double bedroom with its own ensuite bathroom, ensuring privacy and comfort for all residents.

Externally, the property features a tandem driveway providing parking space for up to four vehicles, in addition to a single garage with power and light. A well-maintained south-facing rear garden offers a peaceful retreat, complete with lawn, patio, and decking areas for outdoor enjoyment.

With its modern amenities, energy-efficient features, and desirable location, this property presents an exceptional opportunity for buyers seeking a contemporary family home of distinction. Don't miss out on the chance to make this meticulously maintained and thoughtfully upgraded property your own. Contact us today to arrange a viewing and experience the appeal of this remarkable home firsthand.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

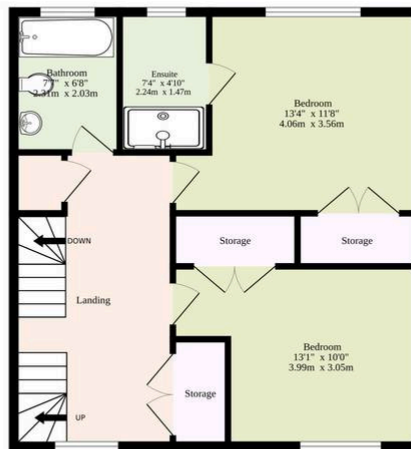
EPC Environmental Impact Rating: A



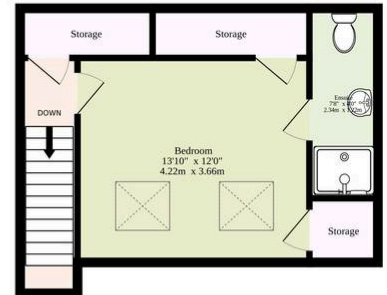
Ground Floor
578 sq.ft. (53.7 sq.m.) approx.



1st Floor
515 sq.ft. (47.8 sq.m.) approx.



2nd Floor
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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