



ASHFIELD HOUSE

MARKET STREET, EAST HARLING, NORWICH, NR16 2AD



A spacious and well-appointed detached Georgian style home in the heart of the popular village of East Harling. In a tucked away position with electric gates, the house sits in delightful established gardens with a detached double garage.

The property is an attractive and imposing detached Georgian style house in a discreet position behind electric gates, in the heart of the village of East Harling. The house is approached via a gravel drive offering parking for several cars, plus a detached double garage. The front door opens to the entrance hall off which are two reception rooms to the front. One is double aspect with an open fire and currently used as a dining room and the other is a study with bespoke cupboards. To the rear is a delightful double aspect sitting room with French doors to the garden. There is an impressive refitted kitchen with a comprehensive range of contemporary wall and base units with Quartz worksurfaces opening to an extended garden/breakfast room with bi-folding doors to the garden. There is an excellent utility room and separate cloakroom. Off the hall is a useful pantry cupboard. On the first floor are four double bedrooms, three of which have fitted wardrobe cupboards. The principal bedroom has a well-appointed ensuite shower room.

The family bathroom has been

refitted and has a bath and separate shower cubicle.

The gardens are a delightful feature of the property and wrap around the house. They are laid principally to lawn and bordered by mature and well-stocked borders. Despite the central position within the village, the house is afforded an excellent level of privacy.

LOCATION

East Harling is a popular and vibrant village with an array of amenities including two public houses, small supermarket and other shops, village school, Post Office, Doctor's Surgery, Pharmacy and Dentist. Within easy reach of the A11 Norwich to London road and Diss and Attleborough offer fast railway links to Cambridge and London Liverpool Street.

SERVICES

Gas fired central heating. Mains drainage, water and electricity are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.)









FLOOR PLAN

GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1743 sq.ft. (161.9 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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LOCAL AUTHORITY

Breckland District Council
Council Tax Band F

ENERGY PERFORMANCE

C Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

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