



Laurel Cottage
East Harling | Norfolk | NR16 2TR

DETACHED VILLAGE CENTRE HOME



It's hard to believe that this modern four-bedroom family home, with its distant views over a protected conservation area, is where it is – just a few minutes' walk from the centre of East Harling, one of Norfolk's most popular and well served villages.

Quiet and private, shared with just three other properties, this village centre location enjoys enviable seclusion and is a wonderful retreat to come home to.



KEY FEATURES

- Wonderful Detached Home
- Built in 2017
- At The End Of A Private Drive owned by Laurel Cottage
- Popular And Well Served Village
- Principal Bedroom with Walk-in Wardrobe and Ensuite
- Three further Double Bedrooms and a Family Bathroom
- Sizeable Kitchen Breakfast Room
- Sitting Room With Wood Burner and Useful Study
- Large Plot
- Detached Garage/Workshop And Plenty Of Off Road Parking

The moment you turn off the road into this private driveway you know you've found somewhere special. With its prominent central entrance and pitched dormers peeping from the pantiles, the exterior is satisfyingly symmetrical. Not just pretty to look at, however, its also easy to look after – The render used on the property is coloured render which does not need to be repainted, so along with the upvc windows and upvc dormer cladding it is all maintenance free.

Step Inside

Entry through the canopied pitched porch is into a bright and expansive hallway. Large ceramic tiles underfoot increase the sense of lateral space and also conceal underfloor heating. Used both up and downstairs, this system brings a welcome lack of radiators, greatly increasing the visual aesthetic of these spaces. On your left is the sitting room, a sizable, double-aspect room with attractive oak flooring and a wood-burning stove in the brick fireplace. French doors lead to a sheltered terrace in the lee of two elevations. Across the hallway is the kitchen-diner. Even larger than the sitting room, this is a sociable space with room for everyone to eat, chat and cook. At one end, modern units in a glossy cream finish – some glass fronted – surround three sides of the room and form a curved central island. This is a superior layout that offers both abundant storage and several work stations. An induction hob and two eye-level electric ovens, one of which doubles as a microwave, will be good news for keen cooks. Included in the sale is an integrated dishwasher. At the other end of the room is the dining area, out of the way of the cooks but in easy chatting distance. A run of built-in units continues in the same finish as the kitchen and here functions as a useful sideboard. A home office and a WC complete the ground floor accommodation.





KEY FEATURES

Exploring Upstairs

Glass-sided stairs lead to a spacious landing with room for a seating area above the main entrance. Four double bedrooms sit in the pitch of the roof, each with partly vaulted ceilings and dormer windows. These are served by a large family bathroom with a walk-in shower and a luxurious slipper bath and an en-suite shower room. Two hatches lead to the loft space where you might make extra storage, possibly even a loft conversion.

Efficient And Up-To-Date

This is a house that embraces many modern conveniences and efficiencies, and the owner's forward thinking has made the property as future proof as it can currently be. The underfloor heating system where each room has its own wireless digital programmable thermostat - catering for all individual temperature requirements. In addition to the heating system, the house also benefits from a low maintenance sewage treatment plant, nothing mechanical to go wrong or break down. The gas boiler has just been serviced, the sewage treatment plant pumped, and the chimney recently swept. The house is protected with with an app controlled alarm system which features door & window contact sensors and also PIR sensors throughout the house. The house has external lighting all around the external walls that is also remote / timer controlled. There is an outside water tap, and two external double power sockets, also an electric car charging port.

Step Outside

The property is entirely fenced and dog-proof. Behind the five-bar gate is a long drive with parking for multiple vehicles. An over-sized detached double garage has more than enough room for two cars. cavity wall insulation, separate electrical consumer unit, mains water and foul drainage this would be a straightforward conversion project if a granny annexe was needed - subject to local planning consents. Apart from the warm terrace outside the sitting room, the rest of the considerable plot is put to grass for ease of maintenance. Beyond is protected land which cannot be built upon, making for stupendous views guaranteed indefinitely.

On The Doorstep

East Harling offers an unrivalled quantity of services - a primary school, a butcher, a small supermarket, two pubs, a post office, a pharmacist, a bakery, a hardware store, a hairdresser, two take-aways and even a whisky distillery! As well as a village hall, the village is also home to lively East Harling Sports and Social Club - in walking distance - with playing fields and sports opportunities for all the family. Popular Snetterton racetrack is a few minutes' drive away and offers complimentary annual passes to East Harling residents.

















INFORMATION



How Far Is It To

For wider connectivity, East Harling is situated between Thetford, Attleborough (both less than quarter of an hour by car) and Diss (twenty minutes), giving it a broad choice of shopping and travel options. From Diss, trains reach London Liverpool Street in as little as an hour and a half.

Directions

On entering the village of East Harling continue through the main street past the village shop and pub. As the road bears to the left on a sharp bend turn right and follow White Hart Street. Old Dairy Mews will be found on the left hand side. Postcode - NR16 2TR

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... conveying.bars.album

Note regarding Access

The driveway is solely owned by Laurel Cottage with a right of access only to the other 3 mews cottages parking spaces only

Services, District Council and Tenure

Gas Central Heating, Mains Water, There is a Water Softener installed. Electricity & Gas. Private Drainage (treatment plant).

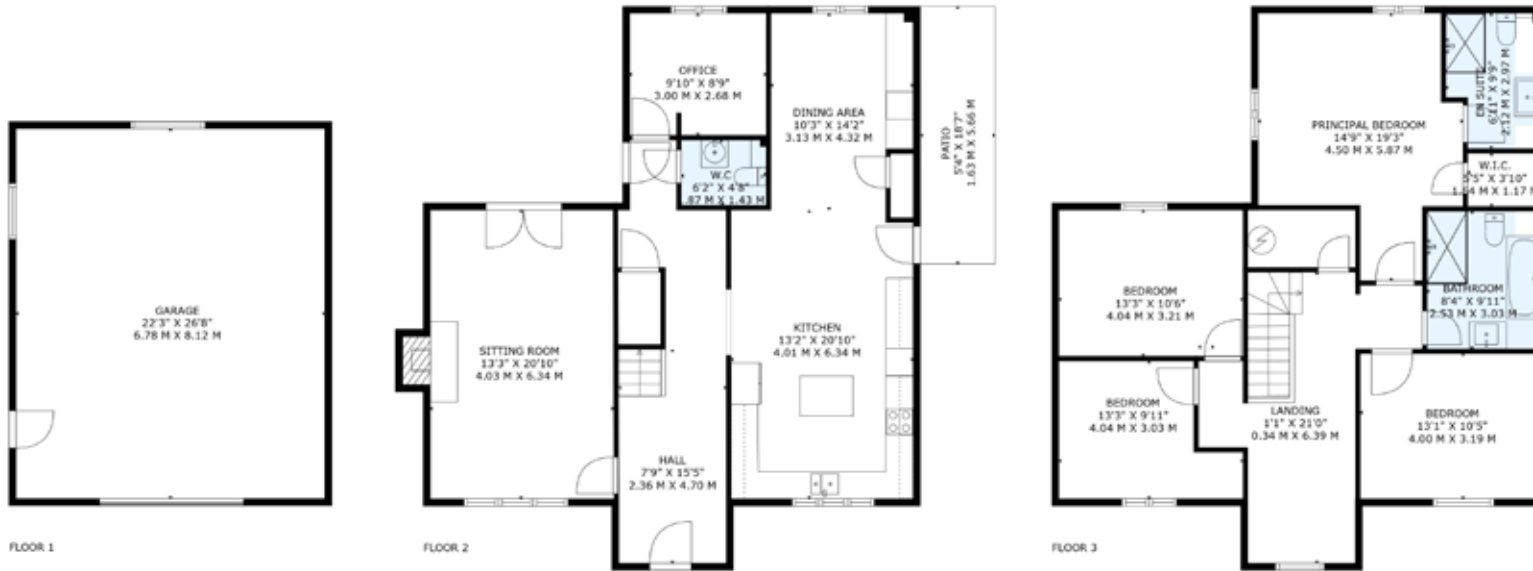
Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

Breckland District Council - Tax Band E

Freehold



TOTAL: 1975 sq. ft, 184 m2
 Below Ground: 0 sq. ft, 0 m2, FLOOR 2: 1055 sq. ft, 98 m2, FLOOR 3: 920 sq. ft, 86 m2
 EXCLUDED AREAS: GARAGE: 593 sq. ft, 55 m2, PATIO: 100 sq. ft, 9 m2, FIREPLACE: 6 sq. ft, 1 m2,
 LOW CEILING: 130 sq. ft, 13 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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To find out more please visit fineandcountry.com/uk/foundation

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