



Chiswell Lane, East Harling - NR16 2PL

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Chiswell Lane

East Harling, Norwich

NO CHAIN. Tucked away down a private drive, this CHARMING DETACHED HOUSE combines the timeless appeal of a COUNTRY STYLE COTTAGE with the benefits of a NEWER BUILD, offering OVER 1600 SQ. FT. OF ACCOMMODATION including a generous oversized garage, (stms). Step inside the welcoming entrance hall, which leads to a STUNNING, MULTI-ASPECT 25' MAIN LIVING SPACE, perfect for relaxing or entertaining, with an abundance of natural light enhancing the sense of space and versatility. The LARGE KITCHEN/DINING ROOM is a true heart of the home, ideal for family gatherings or hosting friends, complemented by a practical UTILITY SPACE for added convenience. Upstairs, discover FOUR WELL-PROPORTIONED BEDROOMS, all presented in GOOD DECORATIVE ORDER offering flexibility for family, guests, or home office needs, served by a FAMILY BATHROOM, a CONTEMPORARY EN-SUITE to the principal bedroom, and a useful GROUND FLOOR WC. The thoughtfully designed layout provides a seamless flow throughout, ensuring comfort and privacy for every member of the household.



Externally, the property boasts a PRIVATE and well planted rear garden giving a colourful leafy outlook to the rear of the home with OFF ROAD PARKING and GARAGE to the side/front of the home also.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain
- Charming Newer Style Home Built Sympathetically To Resemble A Country Style Cottage
- Over 1600 Sq. Ft Of Accommodation Including Oversized Garage (stms)
- Stunning Multi-Aspect 25' Main Living Space
- Large Kitchen/Dining Room Ideal For Entertaining/Hosting With Additional Utility Space
- Four Bedrooms All In Good Decorative Order
- Family Bathroom, En-Suite & Ground Floor WC
- Fully Enclosed Mature Garden With A Private Feel With Driveway & Garage To The Side Of The Home Also



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 property is tucked away from the street where a private shingle driveway serves access for this home and the neighbouring property. Private parking space can be found towards the front of the property between the external walls and a fence line with driveway and garage being located to the left hand side of the home.

THE GRAND TOUR

Once inside, a generously sized lobby space is the ideal area to slip off coats and shoes before heading into the remainder of the home with the addition of a handy two piece WC immediately to your left hand side. Stepping through one of the many wooden internal doors, the main living space opens in the form of a 25' open multi aspect living space. This room has been laid with all solid wooden flooring leaving more than enough space for a potential choice of layout of soft furnishings with a multitude of possibilities on offer. Tucked in the corner is a cast iron wood burning fire ideal for those cosier evenings with a set of doors towards a rear veranda and garden beyond. Turning to the left as you enter will take you into a beautifully spacious dual aspect kitchen and dining room. This space can become the true heart of the home with an Aga creating a warm atmosphere, open tile flooring, a formal dining suite and the kitchen space perfect for those who enjoy entertaining and hosting. Within the kitchen is a mixture of wall mounted cabinetry with handy under the stair storage cupboard with a secondary door leading to the adjacent side of the veranda from the sitting room and personal access door leading directly into the

garage. Just off from the kitchen is a continuation of further cabinetry functioning as the ideal utility space with plumbing for white goods and appliances.

The first floor landing stretches to grant access into each of the four bedrooms within the home with the three piece family bathroom suite being directly ahead as you head to the stairs with low level radiator and frosted glass windows to the outside. The principal bedroom sits to the left hand side as you round the stairs a wonderfully sized bedroom laid with all carpeted flooring leaving more than enough room for a large double bed with further storage solutions. This bedroom much like the rest of the home is fitted with bespoke shutter blinds creating an elegant and private feel. This bedroom also benefits from an ensuite shower room giving a contemporary feel with a rainfall shower head heated towel rail and tile flooring. Two further bedrooms sit either side of the stairs each of which being generous in size with part vaulted ceilings and Velux windows whilst a second well proportioned double bedroom sits at the very end of the hallway again with part vaulted ceilings and all carpeted flooring.

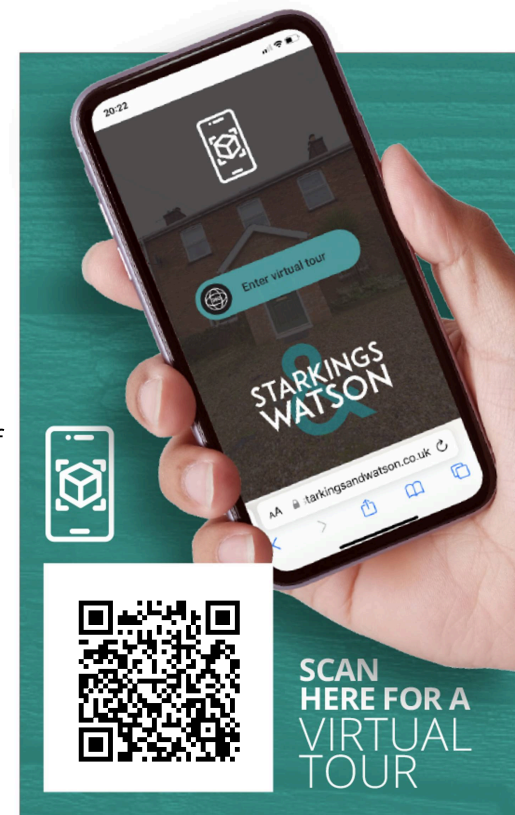
FIND US

Postcode : NR16 2PL

What3Words : ///infringe.hypnotist.glorious

VIRTUAL TOUR

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



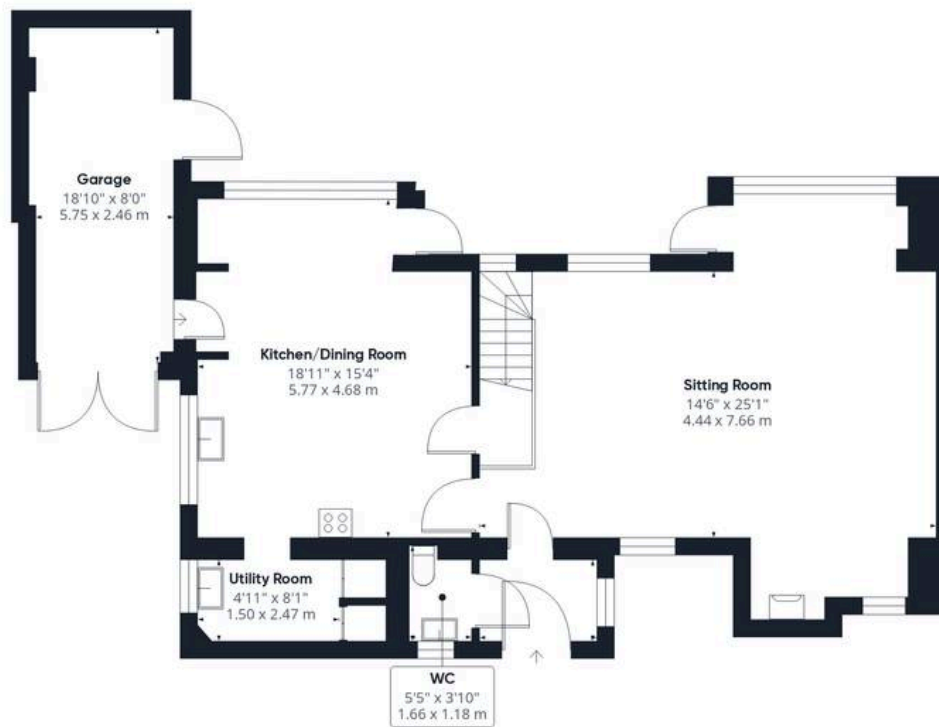




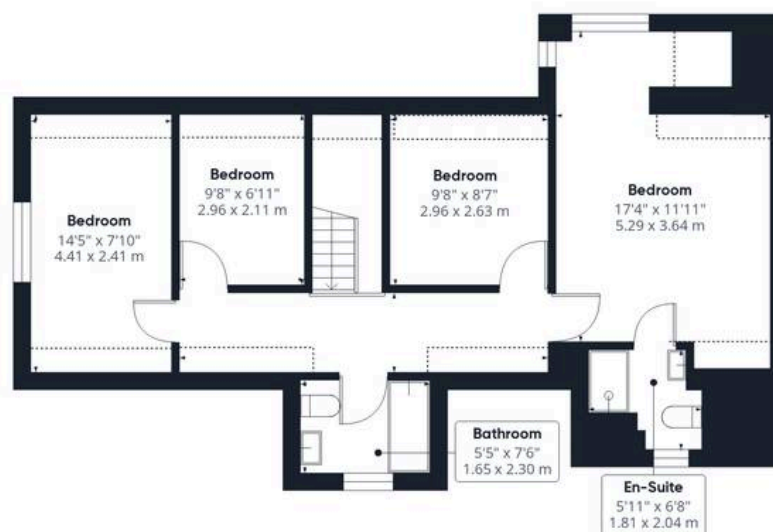
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber panel fencing, where a mixture of mature shrubbery and carefully planted trees give a private and leafy aspect to the rear of the home with large lawn space.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1621 ft²

150.7 m²

Reduced headroom

80 ft²

7.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.