



Blackbird Cottage | Market Street | East Harling | NR16 2AD

Guide Price £350,000

 **BUTTERFLY**  
SALES, LETTINGS & PROPERTY MANAGEMENT



## The Features

- Guide Price £350,000 - £375,000
- Chain free four bedroom detached chalet with over 1,600 sq ft of versatile space
- Kitchen with adjoining breakfast room and separate utility room
- 19' lounge overlooking the garden plus 14'8 separate dining room
- Dual aspect 17'6 family room or study offering flexible living space
- Four generous bedrooms, all with fitted storage
- Family bathroom with shower enclosure plus ground floor WC
- 24'8 garage with electric roller door and generous driveway parking
- Generous plot of approximately 0.17 acres with established surroundings
- Set in the heart of the village in a tucked away position

## About the Property

Situated in the heart of the village, Blackbird Cottage is a chain free, detached four bedroom chalet occupying a generous plot of approximately 0.17 acres and enjoying a tucked away position.

The property offers versatile and well balanced accommodation, suitable for a range of buyers. The ground floor includes a spacious lounge overlooking the garden, a separate dining room, and a generous kitchen breakfast room providing excellent space for everyday living and entertaining. In addition, there is a dual aspect family room or study offering flexibility for home working or additional living space, along with a utility room and ground floor WC.

Upstairs, the property offers four well proportioned bedrooms, all benefiting from fitted storage, together with a family bathroom.

The property further benefits from double glazing and oil fired central heating.

Offering spacious accommodation in a well served village location, Blackbird Cottage benefits from an established setting that provides a surprising sense of seclusion despite its central village position.





## The Outside

Occupying a generous plot of approximately 0.17 acres within the village conservation area, the property enjoys a tucked-away position accessed via a shared gravel driveway, bordered by a characterful period brick and flint wall and mature planting.

The driveway leads to the property and provides access to the single garage, which is fitted with power, lighting and an electric roller door, as well as a personnel door providing convenient access to the rear garden.

The established rear garden offers a particularly attractive outdoor space, mainly laid to lawn and arranged into several sections with mature shrub borders and planting that provide colour and interest throughout the seasons. A small pond adds further charm, while the garden is enclosed by a combination of walling and fencing, creating a private and peaceful setting.

## Location Overview

Blackbird Cottage occupies a prime position in the heart of the village, within easy walking distance of a wide range of local amenities including a doctor's surgery, pharmacy, primary school, post office, public house, shop, hairdressers, takeaways and restaurants. The surrounding area is ideal for those who enjoy the outdoors, with woodland walks nearby and Thetford Forest just a short drive away.

For commuters, the A11 is easily accessible, providing convenient routes to Norwich and towards London. East Harling railway station offers direct services to Norwich and Cambridge and is within easy reach, while both Thetford and Diss stations offer regular trains to Cambridge and onwards to London. Diss station also provides direct services to London Liverpool Street.

The village is also well positioned for nearby market towns including Diss, Attleborough and Thetford, with Bury St Edmunds within easy reach.

Overall, the location offers an ideal balance of countryside living and everyday convenience, with a strong community feel and excellent transport connections

## Directions

If you are heading into East Harling from the A11, proceed into the village. Continue past the village shops, where the Co-op will be on your right-hand side. Immediately after the Co-op, you will see the post office on your left-hand side. Turn left here and proceed up the shared gravel driveway, where the property can be found at the end.

## Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

## Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

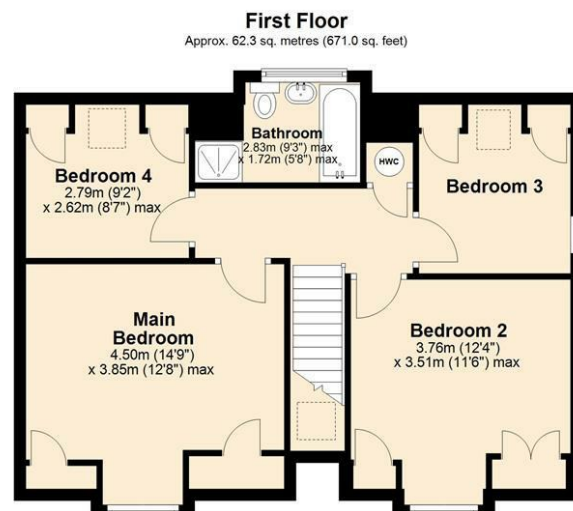
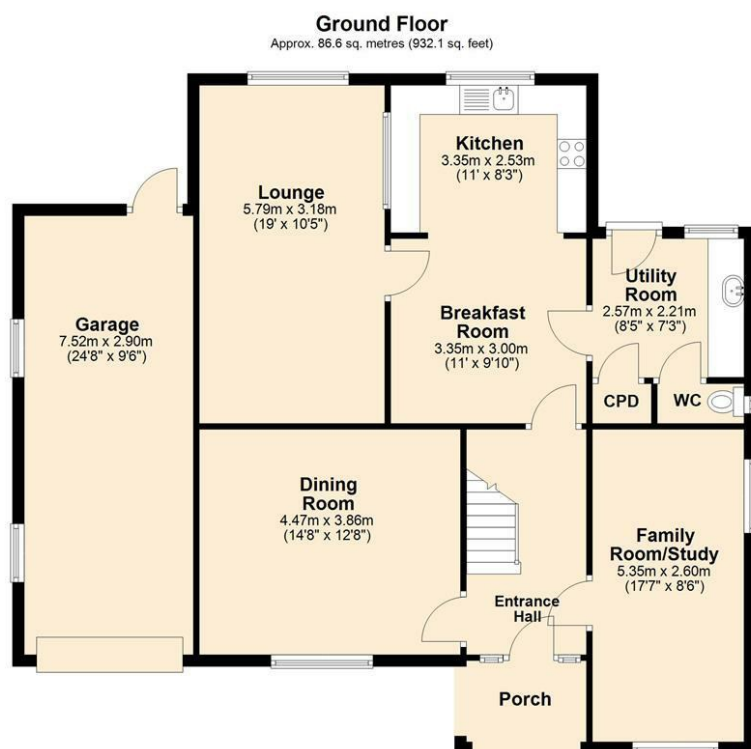
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

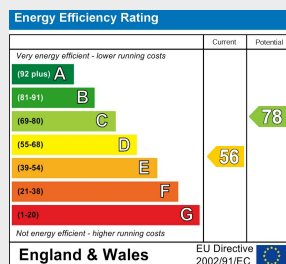
Should you decide to make an offer on a property, some of the personal information you provide





Total area: approx. 148.9 sq. metres (1603.1 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



**Tenure:** Freehold  
**Council Tax Band:** D  
**Local Authority:** Breckland



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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