41 | Colman Way | East Harling | NR16 2GF

Guide Price £375,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Guide Price £375,000 - £400,000
- Stylish three bedroom, three storey semi detached home on a sought after modern development
- Over 1,400 sq ft of versatile, well-planned space, updated by the current owners.
- Impressive 24’3 dual aspect lounge/diner with garden access
- Contemporary kitchen overlooking the rear garden with separate utility room
- Spacious entrance hall with dedicated home office area
- Three double bedrooms, including main bedroom suite with en-suite
- Additional flexible storage rooms, ideal for multi-use space
- Family bathroom, ground floor WC and additional en-suite
- Driveway parking and landscaped rear garden designed for entertaining

About the Property

If you’re looking for a modern home with generous space both inside and out, then look no further than this stunning three bedroom semi detached property, which has been thoughtfully updated and adapted by the current owners.

Offering over 1,400 sq ft of versatile accommodation, the property has been designed to make full use of its space. The ground floor welcomes you with a spacious entrance hall, currently utilised as a home office area, leading through to an impressive 24’3 lounge/diner with doors opening onto the rear garden, perfect for entertaining. The kitchen enjoys views over the beautifully presented garden and is complemented by a separate utility room and ground floor WC.

On the first floor, you will find two well proportioned double bedrooms, with the second bedroom benefiting from an en-suite, along with a modern family bathroom.

The top floor is dedicated to a impressive main bedroom suite, complete with built-in storage and an en-suite shower room. In addition, there are two further spacious storage areas which are currently being utilised as small rooms, ideal for children’s use or as flexible spaces.

The Outside

The property enjoys a fantastic position close to green space and is attractively fronted by a lawn with shrub borders and a pathway leading to the entrance. To the side, a driveway provides off-road parking for multiple vehicles and access to a cleverly adapted garage, offering a gym space to the rear while retaining storage to the front.

A gate leads through to the enclosed rear garden, designed with entertaining in mind. A generous patio area sits directly off the property, perfect for outdoor dining, with steps leading up to a raised lawn, complemented by well-stocked flowerbed borders and an additional seating area, ideal for relaxing or hosting guests.

Location Overview

Colman Way occupies a prime position on the edge of this well-served 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 perfect for those who enjoy the outdoors, with scenic woodland walks nearby and Thetford Forest just a short drive away.

For commuters, the A11 is easily accessible, providing direct routes to Norwich and towards London. East Harling railway station offers convenient links to Norwich and Cambridge, while both Diss and Thetford stations provide regular services, including direct trains from Diss to London Liverpool Street.

The village is also ideally located for nearby market towns such as Diss, Attleborough and Thetford, with Bury St Edmunds also within easy reach.

Overall, the location offers an excellent balance of countryside living and everyday convenience, complemented by a strong community feel and superb transport connections.

Directions:

Head into the village via the B1111 from the A11. Continue through the village, turning onto Kenninghall Road and passing the primary school on your left.

Turn left into Mount Pleasant Drive, follow the road around, then turn right onto Colman Way. Continue along the loop road to the end, where the property can be found on the left-hand corner with Burlingham Road.

Anti-Money Laundering (AML) Checks

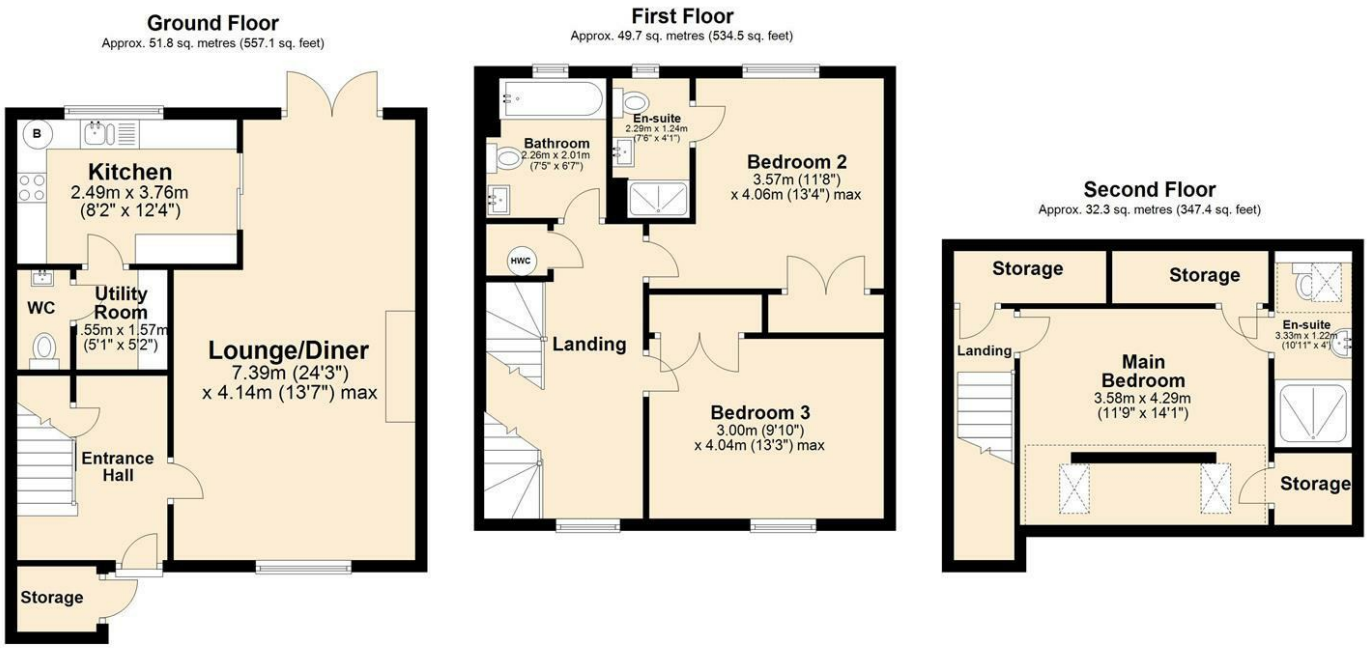
In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) 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.

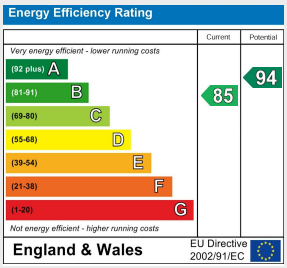
Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

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. 133.7 sq. metres (1439.0 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: C
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.

Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870

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