



Jubilee Avenue | East Harling | NR16 2QF

Offers Over £325,000

twgaze

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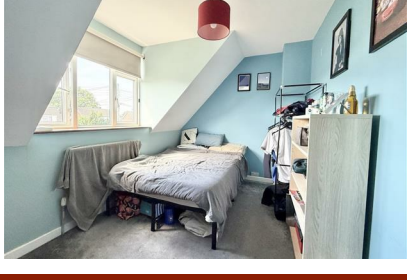
Extended family home. 4 bedrooms. 3 reception rooms. Private established garden. Garage and ample driveway space. Short walk to amenities. Viewing recommended.

- Extended family home
- Offering a layout suitable for flexible use
- 4 main bedrooms
- 3 reception rooms
- Good size mature garden
- Gravel driveway and single garage
- Short walk to East Harling amenities
- Around 1400 sq.ft. of living accommodation

Location

The property is conveniently situated within a short walk of the wide range of amenities that East Harling has to offer, including a post office, butcher, convenience stores, public houses, doctor's surgery, dentist, pharmacy, playing fields and primary school. The village has a thriving community with a variety of clubs, societies and events throughout the year. Surrounded by attractive Norfolk countryside, there are numerous walking routes nearby, particularly through the Forestry England woodland on the village outskirts. East Harling is also well placed for commuters, lying approximately 20 miles from Norwich, 18 miles from Bury St Edmunds and 30 miles from Newmarket. The market town of Diss, around 10 miles away, provides a mainline rail service to London Liverpool Street with journey times of approximately 90 minutes.





The Property

This spacious semi-detached family home has been extended in more recent years to provide versatile and well-balanced accommodation, making it ideally suited to modern family living. The flexible layout includes three reception rooms, offering the ability to adapt the accommodation to suit individual requirements. The principal sitting room provides a comfortable living space and opens through to a generous family room featuring two Velux roof windows and French doors leading onto the patio, creating a wonderfully light room with an attractive outlook over the first section of the garden. There is also a separate study/home office positioned to the front of the property, together with a ground floor bathroom. The well-appointed kitchen offers an extensive range of fitted units and generous worktop space, flowing through to the dining area to create an excellent space for both everyday family life and entertaining. A separate utility room provides additional storage and space for appliances. On the first floor are four bedrooms, including a principal bedroom with fitted wardrobes, together with a modern shower room. Velux roof windows within the shower room and one of the bedrooms complement those in the family room below, allowing natural light to flood these spaces.

Outside

To the front of the property, a generous gravel driveway provides ample off-road parking and leads to the garage. A secure timber gate opens into the rear garden, which is a particular feature of the property, offering a high degree of privacy and an established setting. Immediately adjoining the house is a paved terrace, ideal for outdoor dining and entertaining, beyond which the garden is predominantly laid to lawn with mature hedging, established eucalyptus trees and well-stocked borders. The generous plot provides plenty of space for children to play, whilst a timber garden shed and greenhouse complete this attractive outdoor space

Services

Mains electricity, water and drainage are connected. Gas central heating.

How to get there:

W3W: mile.honeybees.snitch

Viewing:

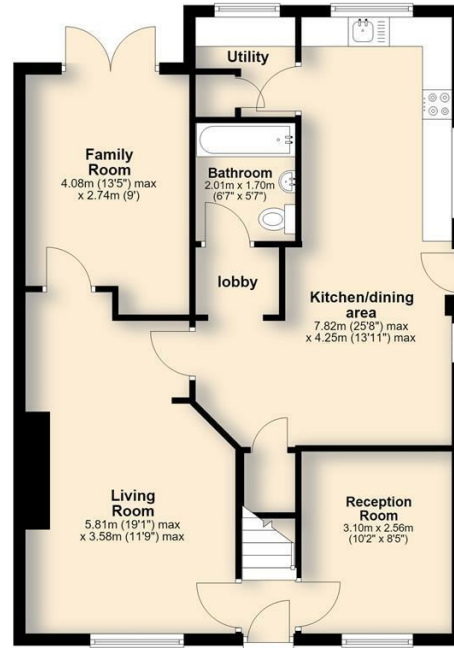
By arrangement with TW Gaze

Freehold

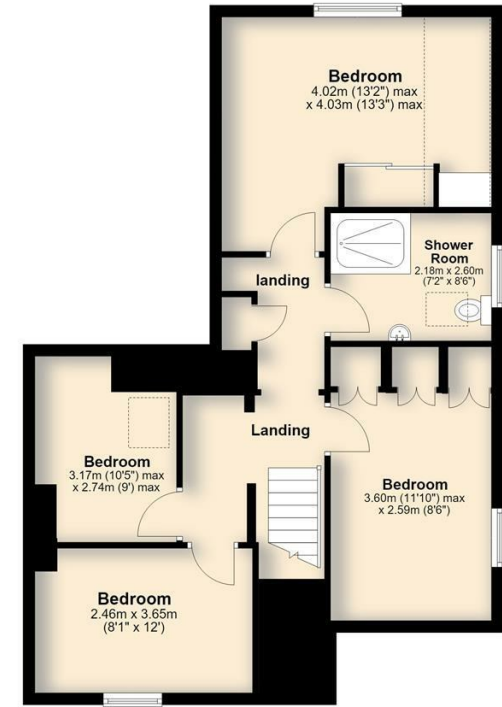
Council Tax: B

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/2/20252



Ground Floor
Approx. 62.8 sq. metres (676.2 sq. feet)
(excluding unnamed room)



First Floor
Approx. 67.5 sq. metres (726.1 sq. feet)

Total area: approx. 130.3 sq. metres (1402.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(11-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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