



West Harling Road | Middle Harling | NR16 2SQ

Guide Price £385,000 - £400,000

twgaze

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A charming and versatile three bedroom cottage tucked away on the edge of the popular village of East Harling. Offering spacious and flexible accommodation, the property features a characterful sitting room with an inglenook fireplace and wood burner, a recently modernised kitchen, utility room, garden room, and adaptable reception spaces ideal for family living or home working. Outside, there is off-road parking for up to three vehicles and a delightful rear garden with mature planting, vegetable beds, fruit trees, a greenhouse, and summerhouse. Conveniently located within walking distance of the village's excellent amenities and offering easy access to the A11, Norwich, Bury St Edmunds, Cambridge, and Diss railway station.

- Guide Price £385,000 - £400,000
- Flexible and spacious accommodation
- Recently modernised fitted kitchen
- Excellent access to the A11, Norwich, Bury St Edmunds, Cambridge and Diss railway station
- Tucked away on the edge of the sought-after village of East Harling
- Charming three bedroom semi-detached cottage
- Character sitting room with inglenook fireplace and wood burner
- Ground floor shower room
- Off-road parking for up to three vehicles
- ** NO ONWARD CHAIN**

Location

This cottage sits on the edge of East Harling which is one of this area's best served villages with two public houses, grocers, hardware store, butchers, chemist, hairdressers, doctors, dentist, school and fine church. It has an excellent sports ground and much more. The property is in the centre of the village within walking distance of all the facilities and yet is hidden away and extremely private. From the village there is easy access to a wider range of facilities with Norwich 23 miles away, Bury St Edmunds 18 miles, Newmarket 30 miles and with the recent improvements to the A11, Cambridge is now within easy reach. For the London commuter, there is a rail station at Diss (10 miles) with regular trains to London Liverpool Street.





Property

A charming three bedroom cottage situated down a private track on the edge of the sought-after village of East Harling, offering spacious and versatile accommodation suited to a variety of lifestyles. The front door opens into a generous sitting room, centred around an impressive inglenook fireplace housing a wood-burning stove. The room is of an excellent size and comfortably accommodates both a seating area and a family dining table, creating a welcoming heart to the home. Leading off the sitting room is a recently modernised kitchen, well appointed with a range of contemporary units providing ample storage and workspace. The kitchen continues through to a useful utility room, fitted with a further sink, additional storage and wall-mounted cupboards, before opening into a garden room enjoying views over the rear garden. A useful study is also accessed from the kitchen, providing an ideal space for home working. The accommodation benefits from two separate staircases, creating flexible living arrangements. The staircase from the sitting room leads to a spacious double bedroom with a vaulted ceiling, built-in wardrobe and a family bathroom comprising a panelled bath with shower over, low level WC and wash hand basin. The secondary accommodation is accessed via an inner hallway, which leads to a shower room and a versatile reception room, which could serve as a third bedroom if required. Stairs from the hallway rise to a further generous double bedroom featuring a useful mezzanine area, ideal for additional storage, together with a window overlooking the front elevation.

Outside

The property enjoys gardens to both the front and rear. To the front is a driveway providing off-road parking for up to three vehicles, with pedestrian access leading to the rear garden. The rear garden is predominantly laid to lawn and is well stocked with mature herbaceous borders. Raised beds provide an excellent space for growing vegetables, while a selection of fruit trees adds further interest. The garden is complemented by a useful summerhouse and greenhouse, creating an attractive and productive outdoor space.

Services: Mains Electricity, Water, and Drainage. Heating is via a recently installed Air Source Heat Pump.

How To Get There: [What3Words: ///crafts.army.moral](#)

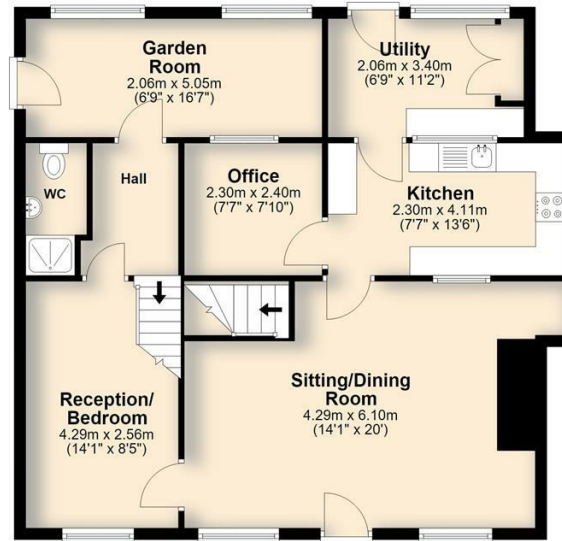
Council Tax Band: B

Tenure: Freehold

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: 2/20251

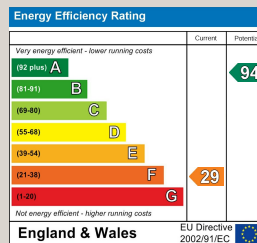


Ground Floor
Approx. 79.2 sq. metres (852.8 sq. feet)



First Floor
Approx. 38.7 sq. metres (416.5 sq. feet)

Total area: approx. 117.9 sq. metres (1269.3 sq. feet)



10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk