property details **approval form**

Legend Cottage, Garboldisham Road, East Harling, Norwich, Norfolk, England, NR16 2PT
Date: 27 October 2026 **Property Ref and Version:** ATB110465 - 0002

selling your home with us!

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>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

offers in excess of £300,000

Tenure: Freehold

>> key features

- Semi- detached Cottage
- Three, Four Bedroom
- Modern fitted Kitchen Breakfast room
- Sitting room with dual aspect windows
- Wood burning stove
- Family bathroom
- Single garage
- Rear garden off road parking two spaces
- EPC Rating: D

>> short description

A lovely well presented Three Four bedroom semi-detached cottage in the popular sort after village of East Harling. The property offer three double bedrooms and a second reception room which currently is being used as an office, snug. The property has been recently updated and improved.

>> long description

Situated in the heart of the sought-after village of East Harling, Legend Cottage is a beautifully presented three-bedroom home that has been recently improved and updated throughout, offering a wonderful blend of character, comfort, and modern living.

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The property features a spacious kitchen/breakfast room, ideal for everyday family life and entertaining, alongside a welcoming dual-aspect sitting room filled with natural light from double glazed windows and enhanced by a charming wood-burning stove, creating a cosy focal point.

Upstairs, the accommodation comprises three generous double bedrooms and a well-appointed family bathroom, providing ample space for families, professionals, or those looking to enjoy village living.

Externally, the property benefits from a single garage, off-road parking, and outside space, making it both practical and appealing.

Viewing is highly recommended to fully appreciate the quality of accommodation on offer. The vendor has already found their onward purchase, presenting an excellent opportunity for buyers seeking a smooth transaction.

Guide Features:

Recently improved and updated throughout

Charming detached cottage

Three double bedrooms

Spacious kitchen/breakfast room

Dual-aspect sitting room with wood-burning stove

Family bathroom

Double glazing

Single garage and off-road parking

.

>> directions

>> Agent Note

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>> room description

Kitchen Breakfast Room
Modern open plan fitted Kitchen breakfast room with matching base level and wall mounted storage units, Island breakfast bar, A selection of appliance including Induction hob with extractor fan, integrated dishwasher, washing machine, wine cooler one and half bowl sink with mixer tap and drainer, dual aspect windows to the front and rear of the property.

Bedroom 3, Study 2nd Reception
fitted carpet, boiler in cupboard dual aspect double glazed windows to rear and side aspect.

Wc
WC with sink and vanity unit, radiator and double glazed window to rear aspect.

Living Room
Dual aspect double glazed windows to front and rear of the property, fitted carpet , two radiators feature wall with wood burning stove.

Inner Hall
Stairs to first floor, Front door, storage cupboards.

Landing
fitted carpet, radiator two loft access points double glazed window to rear aspect.

Bedroom 1
Double with fitted carpet, radiator and double glazed window to rear aspect, fitted wardrobes.

Bedroom 2
Double with fitted carpets, radiator, double glazed window to side aspect

Bedroom 4
double with fitted carpet, radiator, double glazed window to front

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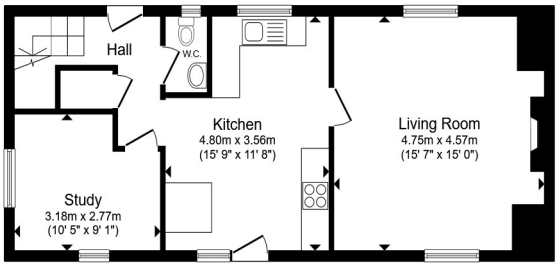
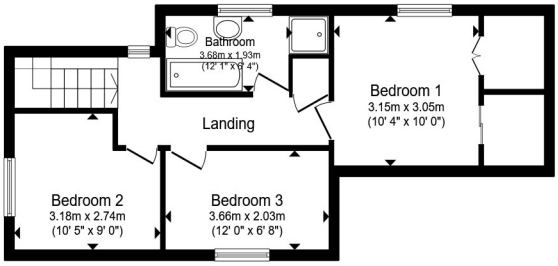
>> floor plan



Ground Floor



First Floor

Total floor area 98.6 m² (1,061 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

>> approval

	Signature	Date
Michael Farrell		
Mr R.C. Dyke		

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