



Market Street, East Harling, Norwich, NR16 2AD

Guide Price £375,000 - £390,000

OFFERING AN EXPANSE OF VERSATILE LIVING SPACE OVER FOUR FLOORS, THIS EXTREMELY SPACIOUS HOUSE IS IN A MOST EXCELLENT DECORATIVE ORDER AND BOASTS LARGE AND MATURE GARDENS. FURTHER BENEFITS FROM A LARGE GARDEN HOUSE AND DOUBLE GARAGE.

- Extremely spacious semi-detached house
- Snug
- Large garden house
- Freehold
- 5 bedrooms
- Accommodation over four floors
- Council Tax Band D
- Energy Efficiency Rating E.



Property Description

Situation

Enjoying a central position within this tranquil and popular village, the property has a pleasing outlook within the market square itself and is surrounded by many period and attractive similar properties. The village of East Harling has proved to be a desirable and sought after village over the years and is found close to the South Norfolk borders, lying just 11 miles to the west of Diss and some 22 miles east of Bury St Edmunds. Perhaps one of the best served villages in the area, the village benefits from having an excellent range of local day to day amenities and facilities with schooling, doctors surgery, public house, church and convenience store etc. For the city commuter Diss station is approximately 15 minutes away by car with regular/direct services to London Liverpool Street and Norwich.

Description

The property is a period semi-detached house still retaining an

immense amount of character and charm throughout, whilst having been sensitively restored and enhanced over the years. Internally the property offers a great deal of versatile living space over four floors and in essence has the opportunity of offering five bedrooms, three reception rooms and two bathrooms, especially well suited to large family orientated buyers. The lower ground floor is a fine example of a well converted cellar having a good height, natural light and is well ventilated for everyday living, whilst at second floor level there is the space for two bedrooms within the converted attic (with some restricted head height).

Externally

All the outside space is found to the rear of the property. Abutting the rear aspect of the house is a shared right of way driveway for the property in question and further neighbouring properties and in turn gives access to the double garage, (measuring 4.92m x 5.45m, 16' 1" x 17' 10" with large double up and over door to front, power/light connected and storage space within eaves. Personnel side door giving access to the enclosed inner hall of the garage

which further gives access to the rear gardens). The rear gardens are most impressive being a hidden and secluded oasis measuring some 30 metres, 98' 5 in length by some 10 metres, 32' 9" in width. Abutting the rear of the garage is a large Garden house measuring 7.92m x 2.36m, 26' x 7' 8" and of brick and block construction under an interlocking tiled roof, power/light connected, windows and double doors overlooking the rear gardens and large paved patio area with dwarf walling. The gardens have been thoughtfully planted over the years and are now well stocked with established borders flanking the main area of lawn leading down to an ornamental pond with further vegetable plot area, greenhouse and storage shed to the rear boundaries.

The rooms are as follows:

RECEPTION ROOM ONE/LOUNGE: (3.36m x 4.60m) (11' x 15'1")

Found to the front of the property and with upvc double glazed frosted door to front. A large bright and airy reception room with the main focal point of the room being the Victorian open fireplace upon a tiled hearth. Picture railing. Open archway leading through to the snug.

SNUG: (3.7m x 2.1m maximum measurements) (12' 1" x 6' 10") maximum measurements) Stairs giving access to the lower ground floor. Secondary door giving access through to the inner hallway. Currently used as a music room however, lending itself for a number of different uses. Exposed timbers.

INNER HALL: (3.51m x 1.0m) (11'6" x 3' 3") Stairs rising to first floor level, access through to the kitchen, shower room and further external door access to the side passageway leading to the rear garage. Four panel stripped pine internal doors.

SHOWER ROOM: (2.38m x 1.01m, extending to 1.47m x 0.80m) (7' 9" x 3' 3", extending to 4' 9" x 2' 7") 'L' shaped in size and with frosted window to side. Presented in a most excellent decorative order and comprising of a large tiled shower cubide with double headed shower. Heated towel rail to side. Suite in white with hand wash basin and wc. Wood panelled walls.

KITCHEN: (5m x 2.6m) (16'4" x 8' 6") Aspect to side. This large and expansive kitchen has an excellent range of wall and floor mounted units with light oak fronted units. Integrated appliances. Revealed red brickwork and exposed timbers. Opening through to the utility area.

UTILITY AREA: (1.79m x 2.87m) (5'10" x 9' 4") Found to the rear of the

property and lending itself for a number of different uses. Further housing the gas fired central heating boiler. Upvc double glazed windows and doors to rear.

LOWER GROUND FLOOR: RECEPTION ROOM TWO: (3.99m x 4.50m) (13'1" x 14' 9") A well sized room currently used as a secondary reception room and the lovely focal point being the fireplace with revealed red brickwork, inset cast iron wood burning stove upon a red brickbase. Sea grass carpeting, tiled and slate hearth and x2 doors opening through to reception room four/dining room.

RECEPTION ROOM FOUR: (2.81m x 4.49m) (9'2" x 14' 8") Found to the front of the property and with two high level windows to front. Further high level window to side. Exposed timbers, exposed red brickwork and sea grass carpeting. Currently used as a formal dining room and provides an excellent space for entertaining.

FIRST FLOOR LEVEL: LANDING: Providing access to the three bedrooms, family bathroom and second floor level via period brace and batten doors. Built-in airing cupboard to side.

BEDROOM ONE: (3.39m x 4.70m) (11'1" x 15' 5") A particularly large master bedroom with windows to front. Picture railing. Stained pine floor boarding.

BEDROOM TWO: (3.11m x 3.18m) (10'2" x 10' 5") A double aspect room found to the rear of the property, being a good size double room with Victorian fireplace and exposed pine floor boarding.

BEDROOM THREE: (3.01 x 2.91m) (9' 10" x 9' 6") Found centrally within the house and being able to just cater for a double bed if required. A feature of the room is the Victorian style fireplace and further having built-in cupboard to side and exposed pine flooring.

BATHROOM: (2.61 x 2.23m) (8' 6" x 7' 3") With frosted window to side, wide timber floor boarding, panelled bath, low level wc and hand wash basin. Heated towel rail. Part tiled.

SECOND FLOOR LEVEL: (With restricted head height).

BEDROOM FOUR/OFFICE: (3.48m x 2.60m) (11'5" x 8' 6") Found to the rear of the property. Currently used as an office area but could be used as a bedroom if required. Archway through to ...

BEDROOM FIVE: (3.04m x 2.87m) (10' x 9'4") With some slight restricted access and restricted head height however, being able to cater for a double bed and with window to front.

OUR REF: 6935



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

