



11 White Hart Street, East Harling

In Excess of £240,000

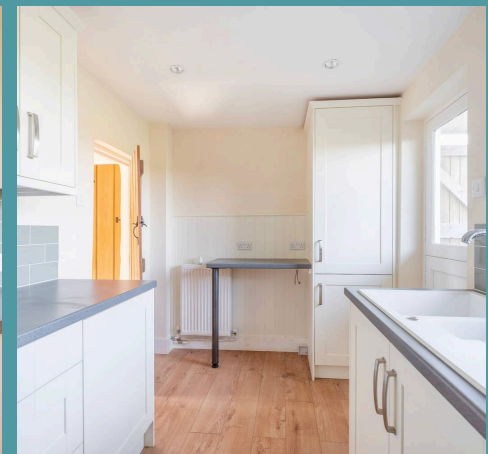
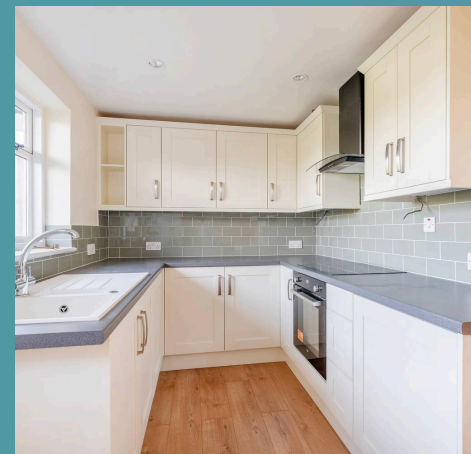
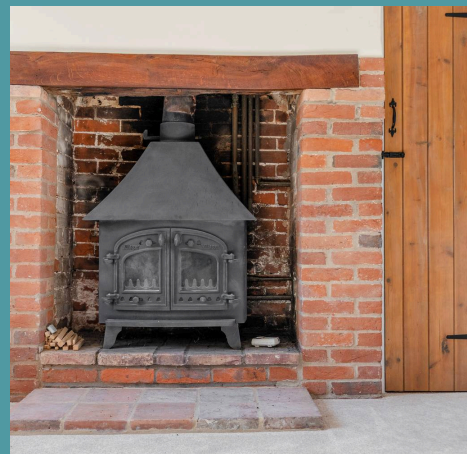
11 White Hart Street

East Harling, Norwich

Set in the beautiful village of East Harling, lies this charming mid-terrace cottage that has been fully renovated to a high standard whilst retaining its original charm. With a backdrop of open countryside fields, the interior showcases an inviting sitting room featuring a brick-built fireplace with inset multi-fuel burner, a brand new fitted kitchen, two double bedrooms and a contemporary bathroom suite. Externally, you will find a maintained garden with breath-taking views and off-road parking. Don't miss out on the opportunity to make this chain free cottage your home.

Location

East Harling is a charming village located approximately 15 miles southwest of Norwich, in the heart of Norfolk. It offers a welcoming rural atmosphere while still being well connected to urban amenities. The village boasts a range of local shops, including a convenience store, a post office, a local church, a butcher, and a popular village shop, providing residents with easy access to daily necessities. For education, East Harling is home to the East Harling Primary School, while secondary schools can be found in nearby towns such as Attleborough. The local church, St. Andrew's, is a prominent feature of the village and holds regular services, making it an important community hub. In terms of transport, East Harling benefits from good road links, with the A11 providing access to Norwich and other surrounding areas. The village is also served by regular bus routes connecting it to nearby towns, while the closest railway station is located in Attleborough, offering connections to Norwich, Cambridge, and London.



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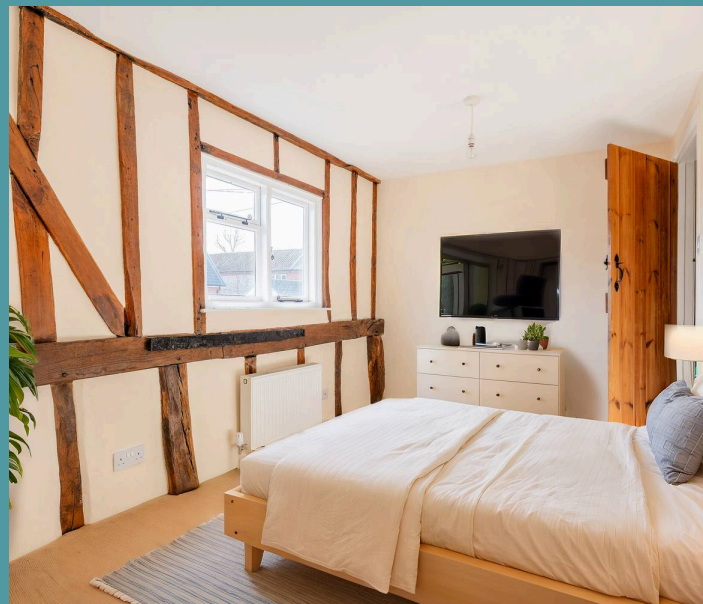
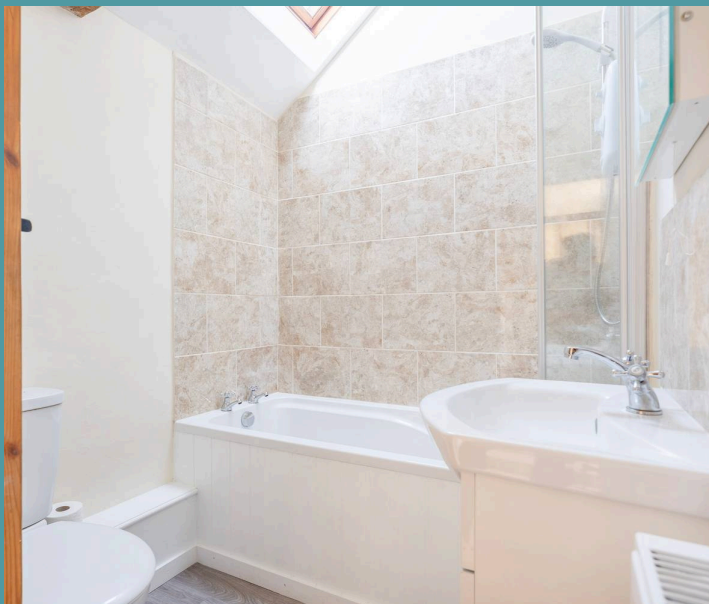
East Harling, Norwich

Upon entering the cottage, you are greeted by a warm and welcoming feel that permeates throughout the home. The sitting room is a focal point of relaxation and entertainment, accentuated by a grand brick-built fireplace complete with an inset multi-fuel Villager stove. This cosy space is ideal for unwinding after a long day or hosting guests for gatherings.

The property has been fully refurbished to a high standard, ensuring that the original character features are beautifully preserved. The brand new kitchen is a testament to this, equipped with modern wall and base units, integrated appliances, and designated areas for your laundry essentials.

Upstairs, you will find two double bedrooms, each thoughtfully designed to offer relaxation and privacy. The bathroom comprises of a contemporary three piece suite, accommodating all residents in the household.

A stable door leads you out to a private garden with a beautiful backdrop, creating a peaceful space for outdoor relaxation or al fresco dining. It is enclosed at either sides of the garden for privacy, however opens up at the rear for you to enjoy the outstanding views. In addition to the garden, the property also features off-road parking, providing convenience and practicality for its residents.





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East Harling, Norwich

Agents notes

We understand that this property is freehold.
Connected to mains water, electricity and drainage.

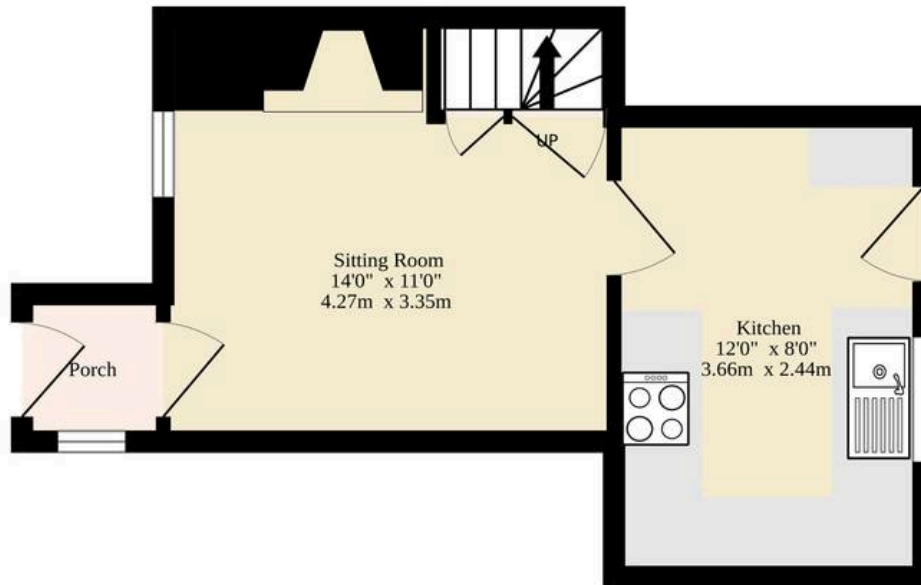
Gas can be put into the property.

Heating system - Heating to radiators provided via
a Villager stove in the sitting room.

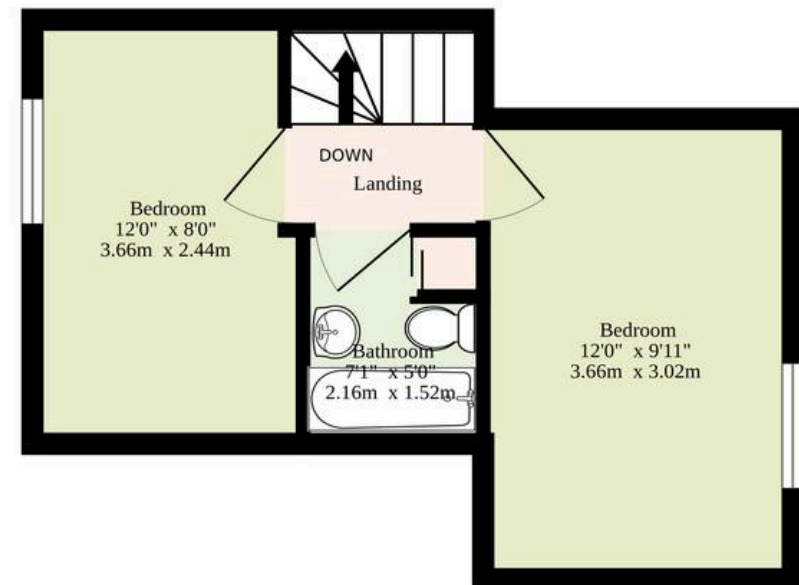
Council Tax Band: A

- Chain free
- Charming mid-terrace cottage in quaint village of East Harling
- Fully refurbished to a high standard whilst retaining the properties original character features
- Serene countryside setting with open field views at the rear
- Sitting room inviting relaxation and entertaining, accentuated by a grand brick-built fireplace with inset multi-fuel Villager stove
- Brand new kitchen equipped with modern wall and base units, integrated appliances and areas for your laundry essentials
- Two double bedrooms and a contemporary bathroom suite
- Stable door opening out to a private garden with a beautiful backdrop
- Off-road parking
- Local shops, schools, a church, post office and healthcare facilities

Ground Floor
262 sq.ft. (24.3 sq.m.) approx.



1st Floor
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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