

44 Kerridges, East Harling

Minors & Brady

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East Harling, Norwich

A chain-free home offering generous living space, a spacious enclosed garden, and the added benefit of a garage and basement. The property features a particularly spacious lounge/diner, providing an excellent setting for both everyday living and entertaining. A well-fitted kitchen, two well-proportioned bedrooms, and a family bathroom complete the main accommodation. There is also a well-lit conservatory, offering a lovely additional space to relax and enjoy views of the garden. With useful additional storage, practical entrance porches, and plenty of outdoor space, this is a home that offers versatility and convenience.

- Being offered chain free
- Well-fitted kitchen with practical storage and workspace
- Spacious lounge/diner providing excellent room for relaxing and entertaining
- Two well-proportioned bedrooms
- Well-lit conservatory providing an ideal space to sit back and relax
- Bathroom fitted with a bath and shower over
- Spacious enclosed garden offering excellent outdoor space
- Garage providing useful storage or parking potential
- Located near a good range of village amenities, including a local shop, post office, doctors' surgery, and traditional pubs
- An ideal purchase for first-time buyers, downsizers, or those seeking a well-proportioned village home

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The Location

Residents benefit from an impressive range of facilities rarely found in villages of this size. Everyday essentials are well catered for with a Co-op convenience store, independent village shop, pharmacy, post office services, butcher, hair and beauty salons, and a selection of local businesses serving the community. Healthcare provision is easily accessible, with both a GP surgery and dental practice located within the village, helping to support day-to-day needs without the necessity of travelling further afield.

Families are particularly well served, with a well-regarded primary school in the village and bus services providing convenient access to secondary schools in the surrounding area. The village hall and recreation grounds act as key community hubs, hosting a variety of clubs, groups and activities throughout the year. Seasonal events, summer fetes, community celebrations, live entertainment and firework displays all contribute to the strong sense of community that East Harling is known for.

Despite its rural setting, East Harling benefits from convenient road links, with easy access to the A11 connecting the village to Norwich and Cambridge. Harling Road railway station also provides services towards Norwich and Cambridge, offering an alternative option for travelling further afield.

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The property opens into an entrance porch, leading through to the main ground-floor accommodation. The spacious lounge/diner is a particular highlight, offering plenty of room for both relaxing and entertaining, with a well-balanced layout that lends itself to everyday living. The well-fitted kitchen provides ample workspace and storage, with an additional side porch offering convenient external access.

There are two well-proportioned bedrooms, both offering comfortable accommodation, with the second bedroom benefiting from direct access into the well-lit conservatory. This is a lovely additional space to enjoy throughout the year, providing an ideal spot to sit back, relax, and take in the garden outlook. Completing the internal accommodation is a bathroom fitted with a bath and shower over, alongside an airing cupboard providing useful additional storage.

Externally, the property benefits from a spacious enclosed garden, offering plenty of room for outdoor seating, entertaining, and enjoying the warmer months. There is also a garage, providing valuable storage or parking potential.

Agent's Note

This property will be sold freehold, and is connected to mains water, electricity and drainage.

This property has oil central heating.

Council Tax Band: C

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Ground Floor

Approx. 87.9 sq. metres (946.2 sq. feet)



Outbuilding

Approx. 21.0 sq. metres (226.5 sq. feet)



Total area: approx. 108.9 sq. metres (1172.7 sq. feet)

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.
Plan produced using PlanUp.

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