



The Lodge
Market Street
East Harling
Norwich
NR16 2AD

Guide Price £365,000

No Onward Chain





- Stylish 2/3 bedroom property tucked away off the main street
- Low maintenance and a great 'lock up and go' property
- Vaulted sitting room, study (bedroom 3), utility, shower room, garage, off road parking and courtyard style garden
- Within a few minutes walk from shops and amenities.

Location

The property is set within the Conservation Area of East Harling which is one of the best served villages in the area, retaining a variety of shops and other facilities including two public houses, junior school, doctors practice, dentist, chemist, various sports and other clubs and has a real community feel. The surrounding area is great for walkers and cyclists with 'Quiet Lanes' and the vast area of Forestry Commission woodland which is open to the public. Access from East Harling is very good with the A11 just a few miles away providing a swift route to Norwich (20 miles) to the north east and Newmarket (30 miles) to the south west and then connecting to the A14. The fine old town of Bury St Edmunds is just 18 miles away. For the commuter there are train stations at Thetford (Norwich to Cambridge line) and Diss (Norwich to London Liverpool Street line).





The Property

This property was built in 2018 to the design and specification of the vendors, The interiors are generous and light and airy and the finish is to a good standard. There is also the benefit of underfloor heating to the ground floor and radiators to the first floor.

The front door opens into a vaulted sitting room which has a fireplace with woodburning stove inset. The room is well lit by two roof lights and French doors and an oak staircase leads up to the two bedrooms with fitted wardrobes and a separate shower room. The kitchen/breakfast room has AEG integrated appliances and can easily take a table and chairs and additional furniture if required. Leading off is a study which could also serve as a bedroom. A utility room which doubles up as a cloakroom completes the layout.

Outside

The property is approached off a gravelled driveway just off Market Street which belongs to the property and gives access to the single garage and parking spaces. The neighbouring property (Ambergate) has a vehicular and pedestrian right of way over the driveway. The side and rear gardens are paved and have attractively planted raised beds. There is also a shed for storage of garden implements.

Services

Mains water, drainage, gas and electricity are connected to the property. Gas fired boiler providing hot water and central heating.

Directions

From Diss head west on the A1066 towards Thetford. At Garboldisham turn right and head out of the village and into East Harling. Proceed around a sharp left hand bend and the property will be found tucked away behind a thatched property which faces onto Market Street. The turning is opposite the Post Office).

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: C

Ref: 18954/RV



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C		80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

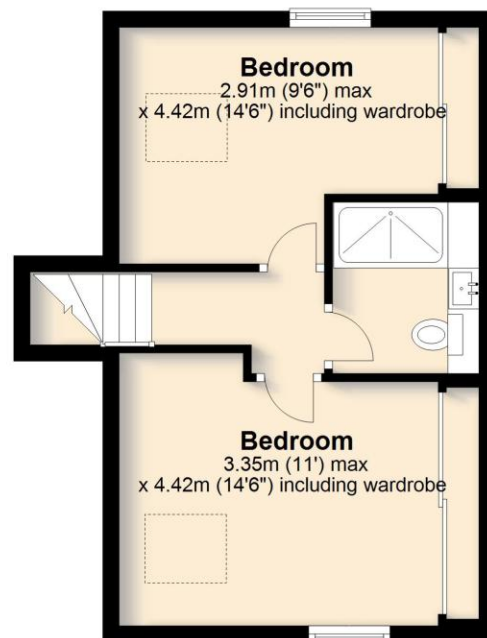
Ground Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 91.8 sq. metres (988.1 sq. feet)

For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.