



11 George Crescent
East Harling
NR16 2GD

Guide Price : £335,000





- 3 bed semi-detached house
- 2 ensuites and family bathroom
- Cloakroom/utility
- Off-road parking
- 50' garden
- Well served village with good access to A11

Location

Harling is considered to be one of the best served villages in the area with its market square at the centre and providing two public houses, general stores, butchers, doctors, chemist, primary school and other businesses. It has an active community and various sports facilities catering for all ages. For those looking to the wider area, Harling is very well located. The A11 is dual carriageway from Norwich (24 miles) to the A14 giving a swift route to Newmarket (30 miles) and Cambridge (45 miles). For the commuter, there is a mainline station at Diss just 10 miles away which is on the Norwich to London Liverpool Street line (90 minutes) and this is due to be upgraded in the next few years. Alternatively there is the Norwich to Cambridge line at Thetford around 6 miles away with connections to London Kings Cross.





Property

Built in 2013 this 3-bedroom semi-detached property has been very well maintained and improved to provide accommodation over 3 floors. Downstairs flows from a wide hallway with cloak/utility room with plumbing for a washing machine, into the dual aspect sitting/dining room with wood burner and double doors onto the patio. The kitchen is well fitted with integrated dishwasher, fridge/freezer and separate freezer and large pantry. The generous master bedroom is located on the third floor, with a stylish ensuite, plenty of storage and velux windows looking out on to the rear garden and the school playing fields beyond. The second bedroom is a good double room and benefits from its own ensuite shower room, again with views over the rear garden. The family bathroom incorporates a bath and shower over. The third bedroom with fitted wardrobes is at the front of the property looking over the communal green. The large landing is currently used as a home office and features a double door storage cupboard.

Outside

A shingled drive and off road parking for 3 cars, a car port and side gate gives access to the fully enclosed 50' rear garden. An outside cupboard is next to the front door.

Services

Mains water, electricity and drainage are connected. An air source heat pump provides heating via radiators.

How to get there:

What3words:lump.growth.spray

Viewing

Strictly by appointment with TW Gaze

Council Tax Band : C

Tenure: Freehold

Ref: 2/19306/CC

AGENT'S NOTE

The vendor of this property is related to a member of staff at TW Gaze.

Important Notice

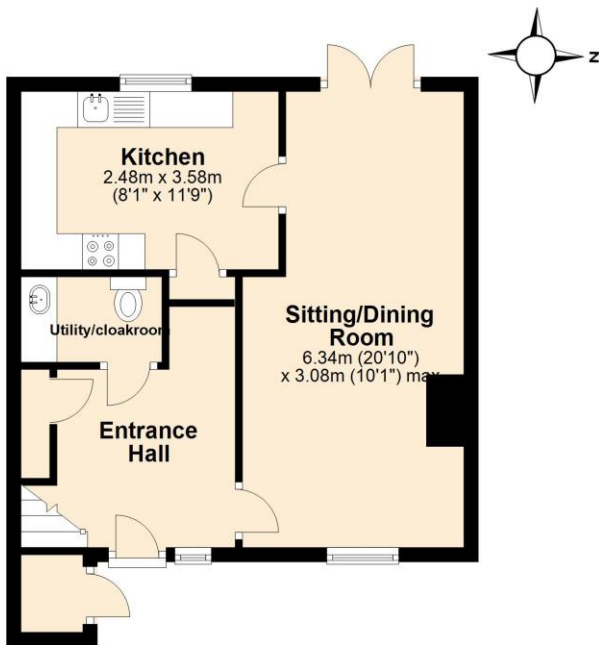
TW Gaze for themselves and for their Client give notice that:-

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.

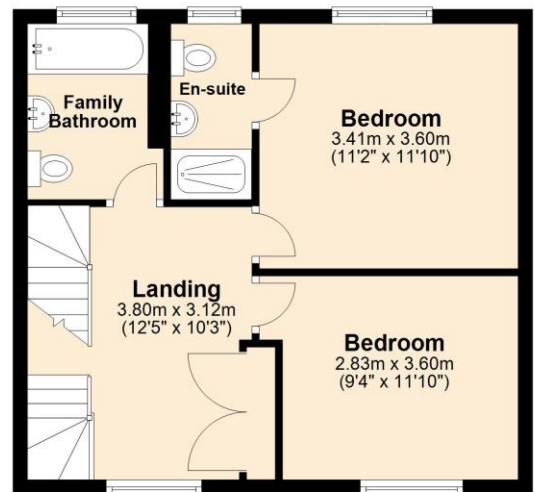
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			106
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

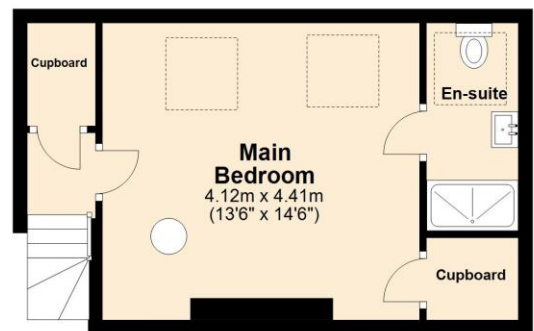
Ground Floor
Approx. 40.1 sq. metres (431.3 sq. feet)



First Floor
Approx. 43.3 sq. metres (465.7 sq. feet)



Second Floor
Approx. 24.9 sq. metres (268.5 sq. feet)



Total area: approx. 108.3 sq. metres (1165.5 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.