



Brewsters, East Harling, Norwich, NR16 2QH
Guide Price £375,000 - £400,000



This impressive three bedroom detached bungalow is situated on a generously sized corner plot (in the region of 0.21 acre (sts)). With a spacious layout spanning 1,100 sq ft, the property offers ample accommodation including en-suite facilities, two reception rooms and double garage.
 Being sold with no onward chain.

Brewsters, East Harling

Key Features

- Tranquil corner plot position
- Plot 0.21 acres (sts) in size
- Approx 1,100 sq ft
- No onward chain
- En-suite facilities
- Walking distance to amenities
- Council Tax Band E
- Freehold
- Energy Efficiency Rating D.

Situation

The property is located in the sought after village of East Harling, on a popular residential development. Situated on a large corner plot, the property is surrounded by similar attractive bungalows in the highly regarded area of Brewsters. East Harling is a well regarded village with a range of amenities including village shops, primary school, doctors surgery, public houses and fine church. The village is conveniently located near the south Norfolk borders and offers easy access to the nearby towns of Diss, Bury St Edmunds and the city of Norwich which offer a wider range of amenities and facilities. Diss, just ten miles to the east, is particularly convenient with its mainline railway station offering direct services to London Liverpool Street and Norwich.

Description

The property comprises a spacious and well maintained three bedroom detached bungalow built in the 1990s by the much respected developers Bennett Homes, and is of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with replacement sealed unit upvc double glazed windows and doors. Heated by a modern gas fired central heating boiler via radiators. With its pleasing layout and versatile living space, the bungalow offers well proportioned rooms and in essence with the accommodation in the region of 1,100 sq ft.

Externally

The property is set back at the end of the close in a more secluded and tranquil situation approached via a shingle driveway giving extensive off-road parking for a number of vehicles leading up to the bungalow and double garage (measuring 17' 9" x 17' 5" (5.42m x 5.32m) with two electric roller doors to front, power/light connected, windows to the rear and side aspect, personnel door giving access to the rear gardens). The main gardens lie to the rear of the property and are L shaped in size enjoying a leafy green outlook. Over the years the gardens have been thoughtfully planted and well maintained being predominantly laid to lawn and having a good deal of privacy/seclusion within.



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The rooms are as follows:

ENTRANCE PORCH: Access via French upvc double glazed doors to front, secondary door giving access to the entrance hall.

ENTRANCE HALL: A pleasing first impression with six panel internal doors giving access to the principal rooms, built-in double storage cupboard to side, access to loft space above.

RECEPTION ROOM ONE: 20' 8" x 10' 10" (6.31m x 3.31m)

A bright and spacious double aspect room found to the front of the property and being flooded by plenty of natural light. Enjoying views over the small green beyond. Fireplace to side with attractive wood mantle surround, marble hearth and inset gas fire. Internal access to reception room two.

RECEPTION ROOM TWO: 9' 0" x 12' 0" (2.74m x 3.66m)

Currently set out as a formal dining room found towards the rear of the property with sliding doors giving views and access to the conservatory extension. Secondary door giving access to the kitchen.

KITCHEN/DINER: 11' 9" x 9' 7" (3.58m x 2.92m)

Enjoying views over the rear gardens, the kitchen offers an extensive range of wall and floor oak fronted units, work surfaces, integrated appliances with four ring gas hob with extractor above, oven below, space for white goods, inset one and a half bowl sink with drainer and mixer tap. Breakfast bar to side and double storage cupboard housing the gas fired boiler and hot water cylinder.

CONSERVATORY: 13' 1" x 12' 6" (3.99m x 3.81m)

Upvc double glazed conservatory extension set upon a brick base with French doors opening onto the rear patio area and garden beyond enjoying a leafy green outlook.

BATHROOM: 4' 10" x 8' 8" (1.47m x 2.64m)

With frosted window to rear comprising a matching suite with hand wash basin over vanity unit, low level wc and panelled bath with shower over. Fully tiled.

BEDROOM ONE: 12' 7" x 10' 5" (3.84m x 3.18m)

Enjoying views over the rear gardens and being of a generous size with the luxury of en-suite facilities. Offering a good range of fitted storage units.

EN-SUITE: 3' 0" x 8' 9" (0.91m x 2.67m)

Comprising a tiled shower cubicle, low level wc and hand wash basin.

BEDROOM TWO: 9' 3" x 12' 5" (2.82m x 3.78m)

A well proportioned second bedroom found to the front of the property having a good provision of fitted storage units.

BEDROOM THREE: 7' 10" x 9' 4" (2.39m x 2.84m)

Serving well as an office/study if not required as a third bedroom.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - D

Council Tax Band - E

Tenure – freehold

OUR REF: AT065



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