



14 Burlingham Road  
East Harling  
NR16 2GG

twgaze





- **Impressive, detached family home**
- **Stunning presentation**
- **Over 3447 sq.ft of accommodation (Inc. garaging)**
- **7 bedrooms]**
- **Open plan Kitchen/diner/family room**
- **23' formal living room with wood burner**
- **0.4 acre**

#### **Location**

The house is positioned on a modern development found just off Kenninghall Road, on the edge of East Harling, regarded as one of the area's best served villages due to its excellent range of facilities including schooling, two pubs, Co-op mini-supermarket, post office, pharmacy, butchers, doctors and dentist. There is also a popular and frequently used sports field and social club. East Harling is well connected with easy access onto the A11 (dual carriageway) which serves Cambridge to the south or Norwich to the north. Further afield are the larger market towns of Diss, Wymondham, Attleborough and Bury St Edmunds. The historic and cultural city of Norwich is just 25 miles away, and as you would expect, the city hosts excellent food and entertainment scene, shopping, health and educational facilities, along with great transport options to Cambridge and London by road and regular rail service.

#### **The Property**

The house is impressive and has a 'wow' factor in terms of size and feel of the rooms, coupled with the modern, stylish decor displayed throughout. With over 3000 sq.ft of living accommodation, the house perfectly suits a growing family as there is ample space to spread out on all three floors. There is a generous and bright 23' living room with distinctive, raised wood burning stove which creates a feature within the room, with the other open plan kitchen/family/dining room providing excellent space to socialise and entertain. All of the bedrooms can cater double beds, with two of them also having en-suites bath/shower rooms. Stairs up to the second floor open to landing with doors to the remaining bedrooms, both have Velux sky lights, which allow in plenty of natural light. One of the top bedrooms is currently used as a home cinema.



### Outside

The house is set back on its plot with lead up brick weave driveway with dwarf box hedging flanking the drive, which opens out closer to the house and allows ample parking. The front mainly comprises large areas of lawn, a theme that continues to the rear. The rear is enclosed with large Indian sandstone patio area which is a real sun trap and a great place to unwind.

### Services

Mains electricity, water, drainage and gas are connected.

### How to get there:

What3words: static.handrail.latest

### Viewing

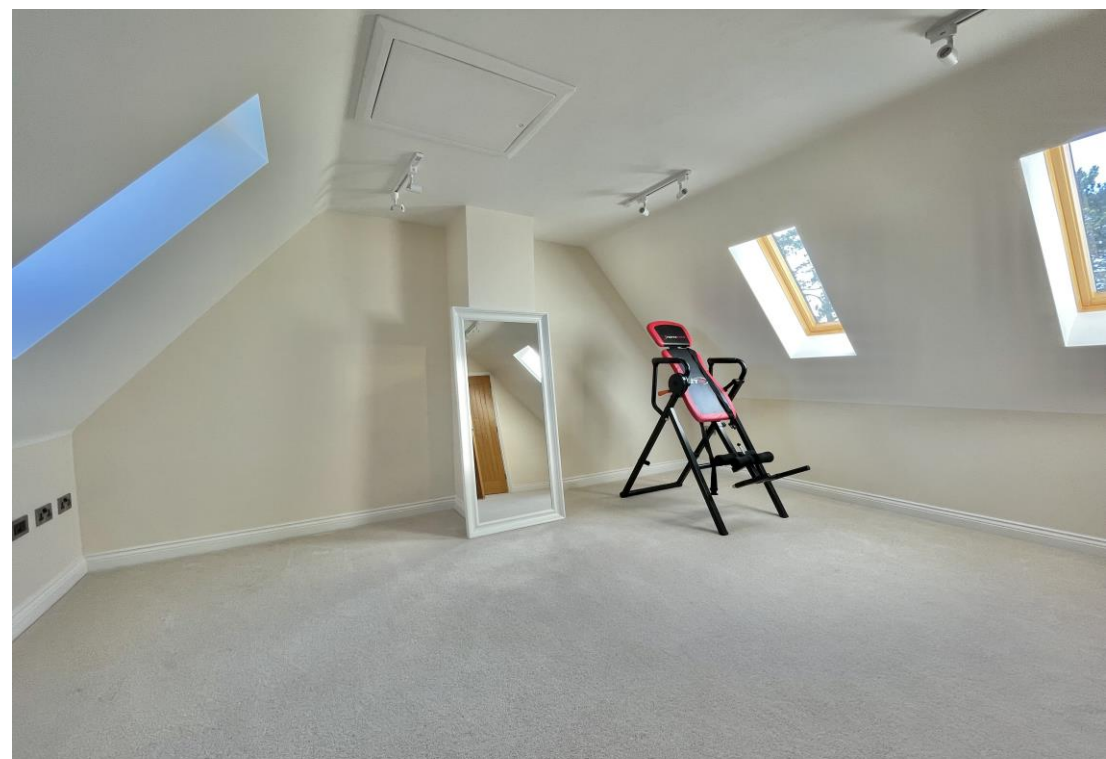
By appointment with TW Gaze.

### Council Tax band: F

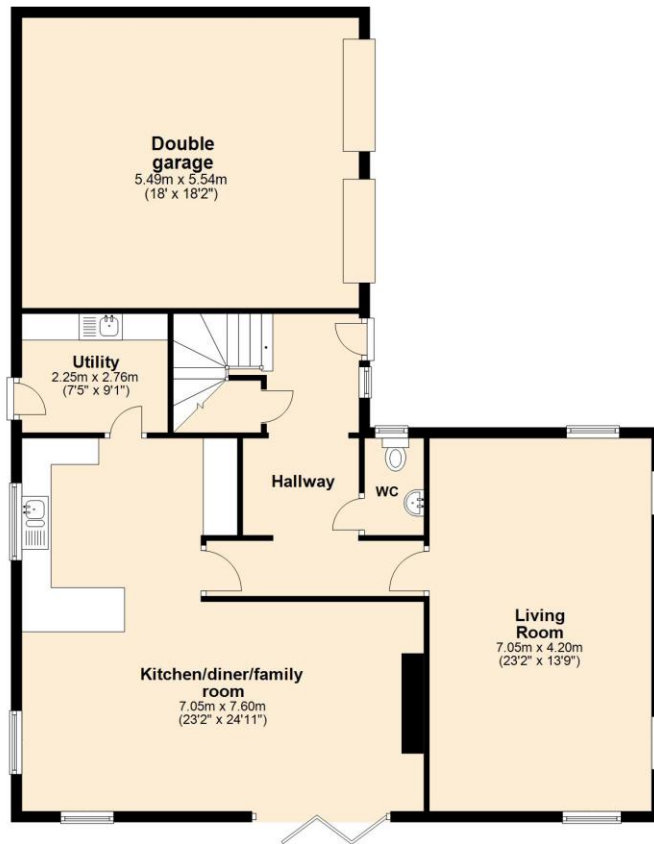
Freehold

Ref: 2/18220/RM

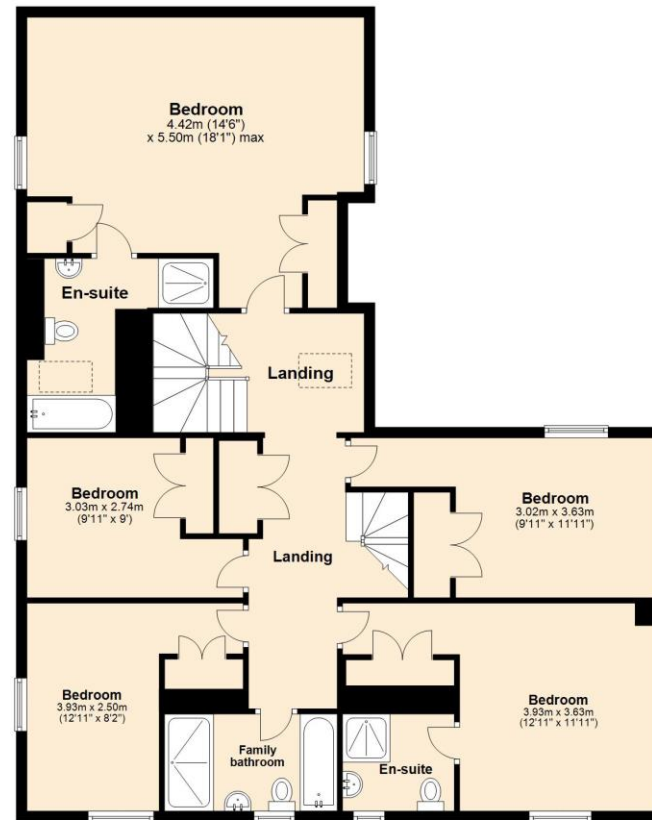




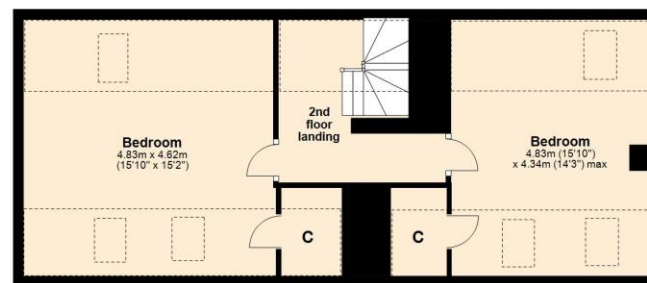




**Ground Floor**  
Approx. 129.5 sq. metres (1394.2 sq. feet)



**First Floor**  
Approx. 133.3 sq. metres (1434.7 sq. feet)



**Second Floor**  
Approx. 57.5 sq. metres (618.6 sq. feet)

Total area: approx. 320.3 sq. metres (3447.5 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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