



4 WHITE HART STREET  
East Harling, Norfolk, NR16 2NE



# FOR SALE

£240,000



**“Charming period cottage with character features, modern kitchen, cosy lounge and garden – ideal A11 access to Thetford and Norwich.”**

## THE FEATURES

- ✓ Mid-terraced period cottage in the centre of a popular village
- ✓ Boasting character features including beams and exposed brick
- ✓ 2 first floor bedrooms with built-in storage
- ✓ Modern kitchen/diner with integrated oven and hob, plus garden access
- ✓ Inviting lounge featuring wood burner within an attractive fireplace
- ✓ Ground floor shower room with walk-in enclosure
- ✓ Gas central heating and double glazing
- ✓ Enclosed, low maintenance garden with patio and flower borders - ideal for relaxing or entertaining
- ✓ Within easy reach of a primary school, Co-op food store and post office
- ✓ Conveniently located for the A11, providing transport connections to Thetford and Norwich







## THE PROPERTY

This charming mid-terraced period cottage sits in the heart of a sought-after village, offering character features such as exposed beams and brickwork. Inside, you'll find a cosy lounge with wood burner, a modern kitchen/diner with garden access, 2 first floor bedrooms and a ground floor shower room. Ideally placed for the A11, with links to Thetford and Norwich.

## THE OUTSIDE

Tucked within a conservation area, this cottage enjoys a delightful, low-maintenance rear garden measuring approx. 30' x 15'. Accessed via the kitchen, the outdoor space features a spacious, split-level patio ideal for relaxing or entertaining, framed by mature shrub borders and vibrant planting. With rear fencing for privacy and characterful street-front charm, the setting blends practicality with countryside appeal.

## THE AREA

East Harling is a vibrant village situated about 9 miles south-west of Attleborough. With its attractive historic buildings, welcoming pubs, village shop, and local butcher, East Harling offers a self-contained and lively rural community. The village is also home to a well-regarded primary school and playing fields, making it a popular choice for families. It's within a short drive of the A11, giving convenient access to Attleborough's rail links and amenities, while still offering the peace and character of country village life.



Approx Gross Internal Area  
72 sq m / 779 sq ft



**Ground Floor**  
Approx 45 sq m / 485 sq ft

**First Floor**  
Approx 27 sq m / 294 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## DIRECTIONS

From the A11 take the exit for Watton/Garboldisham/East Harling and turn onto Watton Road, B1111. Continue straight, passing over the Harling Road railway crossing and upon entering the village turn left onto White Hart Street shortly after the fire station. Pass the village pharmacy on your left, where the property can then be found on the right-hand side.

## AGENTS NOTE

Please be advised the property has a flying freehold over the neighbouring property.

## TENURE

Freehold

## LOCAL AUTHORITY

Breckland

## COUNCIL TAX BAND

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



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