



**Kenninghall Road
East Harling
Norwich
Norfolk
NR16 2QD**

Offers in Excess of £850,000

bettermove

Kenninghall Road Norwich

Bettermove are proud to present this 5 bedroom detached house in East Harling, available with no forward chain.

The property benefits from double glazing, advanced lampoassa ground source heat pump underfloor heating throughout and has off street parking available via a private gated driveway and triple garage.

The council tax band is G.

The interior of this beautifully presented property comprises a spacious living room, dining room, with a verandah, large entertainment room, bespoke kitchen with island, utility room, WC and one double bedroom with an en-suite on the ground floor. The first floor consists of 4 bedrooms, with 3 en-suites and the family bathroom, with access to the balcony and the sun terrace. The exterior boasts a private wrap around gardens, a workshop and triple garage.

Located in the popular town of East Harling, Norwich, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Harling Road Railway Station, local bus routes and close access to the A11.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Mount Pleasant Farm, Kenninghall Road, East Harling, Norwich, Norfolk
Approximate Gross Internal Area
Main House = 352 Sq M/3789 Sq Ft
Garage/Outbuilding = 77 Sq M/829 Sq Ft
Total = 429 Sq M/4618 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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