



Roxbury Drive, East Harling - NR16 2RF



Roxbury Drive

East Harling, Norwich

NO CHAIN. BRAND NEW BUILD. This DETACHED EXECUTIVE HOME offers over 2000 Sq. Ft of living space (stms) with a generous plot giving a much LARGER THAN AVERAGE REAR GARDEN, ideal for FAMILY LIVING. Built by LOCAL CONTRACTORS, a high end finish has been achieved by all, with a nod to energy efficiency where modern air source heat pump heating can be found. The ground floor offers both a 20' TRIPLE ASPECT sitting room leading to a storage room as well as a 20' KITCHEN which is finished with GRANITE WORK SURFACES and INTEGRATED APPLIANCES leading to a UTILITY ROOM and internal access to the garage. The first floor landing splits to allow access to FOUR DOUBLE BEDROOMS, all sharing the use of a FAMILY BATHROOM with TWO EN-SUITE SHOWER ROOMS and ground floor WC. A large brick weave driveway give ample OFF ROAD PARKING in front of the DOUBLE GARAGE to the side of the home.

Council Tax band: TBD

Tenure: Freehold



- Detached Executive New Build Home
- Smaller Exclusive Development
- EPC Energy Rated A with Air Source Heat Pump & Underfloor Heating
- Over 2000 Sq. Ft Of Living Accommodation
- 20' Dual Aspect Living Areas
- Four Bedrooms
- Family Bathroom, Two En-Suites and WC
- Generous Rear Garden, Double Garage & Driveway

The property is situated in the popular village of East Harling, which offers a range of day-to-day amenities including shops, doctors, dentist, pharmacy, takeaways and post office. There is also a good sporting network within the community centre including playing fields, football, cricket and bowls club. Diss, Thetford & Attleborough, nearby towns, both provide further schooling, amenities and transport links via mainline train stations.

SETTING THE SCENE

The property can be found towards the very end of this select development occupying a corner plot with brick weave driveway sat in front of the double garage to the right of the home, a flagstone walkway takes you towards the front of the property which has been finished with a stone and flint exterior and red brick surround.



THE GRAND TOUR

Once inside, a central lobby is the first space to initially greet you splitting to allow access into all accommodation on the ground floor as well as giving a generous entrance space with under the stair storage cupboard and ground floor WC immediately to your left with frosted glass windows and vanity storage. The triple aspect sitting room can be found again to the left of the home with a large conventional floor space conducive to a potential choice of layouts. This room, just like the remainder of the ground floor is heated by under floor heating meaning the lack of radiators makes choice of soft furnishings easier. Within this space still to be fitted is a wood burner set within the fireplace sat upon a stone hearth to add to those more cosy and intimate evenings with French doors taking you into the much larger than average rear garden. Additional handy storage space just off from the sitting room with multiple power sockets and built in double cupboard. Sat on the adjacent side of the property is the open plan kitchen/dining room. This space very much like the sitting room is flooded with natural light and will offer a wide range of wall and base mounted storage units set around granite work surfaces which will in turn give way to integrated appliances to include dual ovens, a microwave, dishwasher and hob whilst leaving room and plumbing for an American style fridge/freezer. Towards the front of the home the utility room can be found with a continuation of the same granite worktops maintaining the attractive aesthetic into this room with plumbing for further white goods and additional wall and base mounted storage.

The first floor landing splits to allow access into all four of the bedrooms within the property as well as the four piece family bathroom suite featuring both a corner shower unit and bath with tall heated towel rail and vanity storage. On this side of the property the two smaller bedrooms can be found, both of which could accommodate a double bed and both of which feature radiators heated by the modern air source heat pump. Stepping through the landing which features a sun tunnel with a thought to putting natural light into the space. The third double bedroom can be found at the

very front of the home with a dual facing aspect. This room has the added benefit of an en suite shower room featuring corner shower unit, vanity storage and towel rail, whilst the largest of the bedrooms sits at the far end off the property. Again with a dual facing aspect, this room has more than enough space for a large double bed, fitted or freestanding storage and additional soft furnishings with the use of an ensuite shower room.

FIND US

Postcode : NR16 2RF

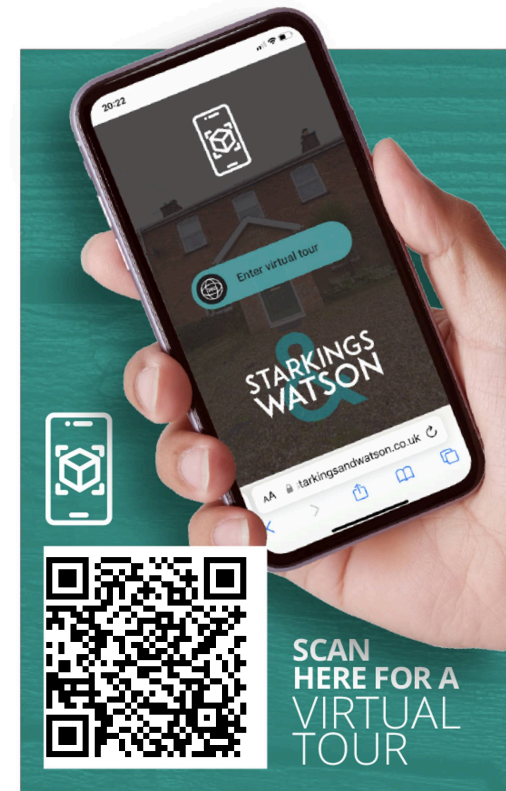
What3Words : ///kitten.bashed.releasing

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is to be finished without flooring to allow purchasers the chance to make this house their own and the garden will not be laid with any turf or grass seed to allow customisation upon purchase again.



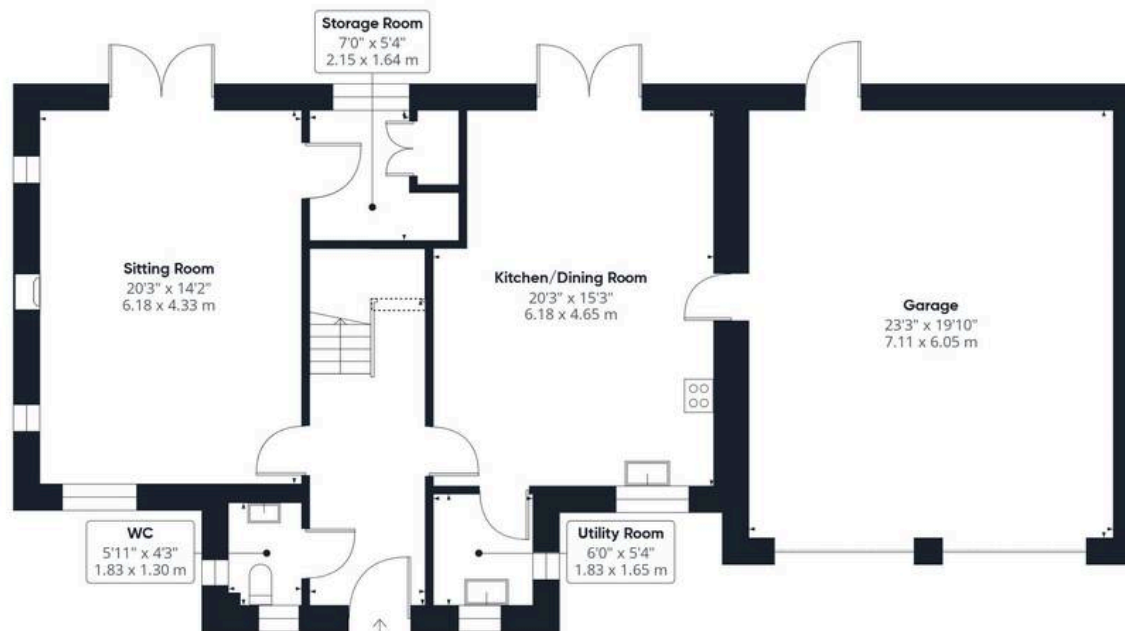




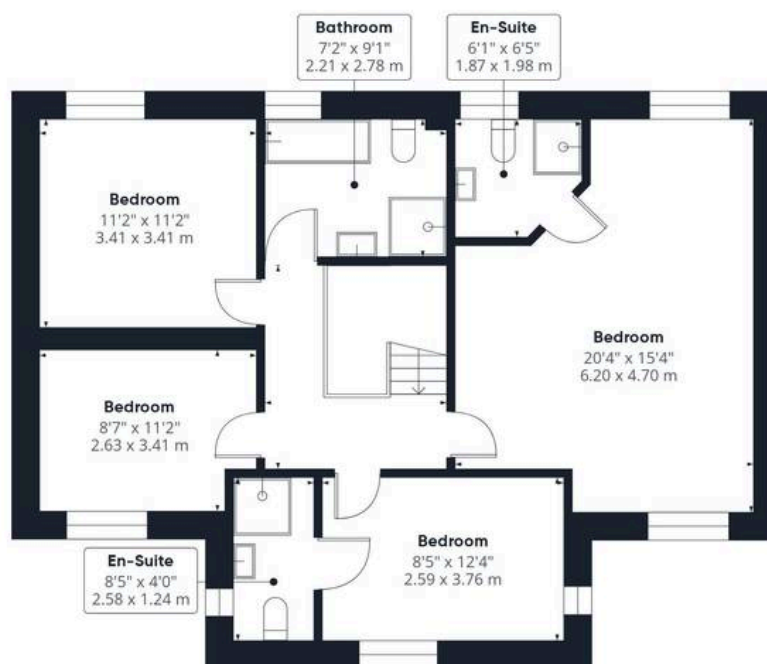
OUTSIDE REAR

The rear garden is much larger than average and is fully enclosed to both sides and the rear with timber panel fencing. Flagstone patios sit at the rear of the kitchen and the sitting room with a personal door taking you into the garage as well at the rear. Whilst the space currently may not ignite the senses, buyers must envisage the large open space and what can be done with this, making it the ideal spot to entertain family and friends with almost limitless potential due to its size and standing.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2058 ft²

191.3 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.