



Roxbury Drive, East Harling - NR16 2RF

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Roxbury Drive

East Harling, Norwich

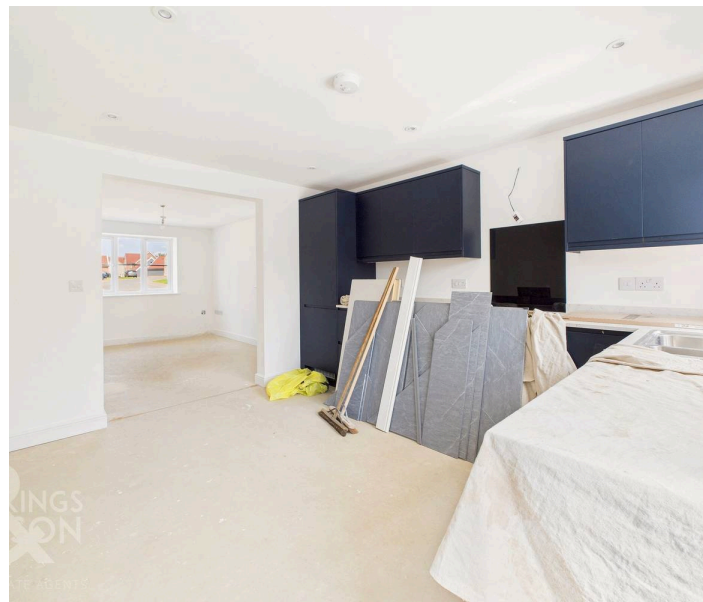
NO CHAIN. Sitting within a select intimate DEVELOPMENT, this SEMI-DETACHED house has been built by all local tradespeople to create a high end finish with ENERGY EFFICIENCY being at the forefront with an EPC rating of A, featuring modern AIR SOURCE HEAT PUMP heating system with UNDERFLOOR HEATING on the ground floor and SOLAR PANELS sat on the roof. The ground floor has been built in an OPEN PLAN fashion with a DUAL ASPECT allowing natural light to fill the space leading through the SITTING ROOM into the fitted kitchen featuring INTEGRATED APPLIANCES with space for a dining table and access to the ground floor WC. The first floor landing splits to allow access to TWO BEDROOMS as well as the three piece FAMILY BATHROOM suite. the rear garden is FULLY ENCLOSED with direct access in to the garage sat behind the home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Brand New Semi-Detached Home
- Small Exclusive Development
- Code 4 Sustainable Home - EPC Rated A
- Open Plan Ground Floor
- Kitchen with Integrated Appliances
- Two Bedrooms
- Fully Enclosed Rear Garden
- Driveway & Garage



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 is set back from the street where lawned frontage will be found and flagstone walkways taking you towards the main access doors. Towards the rear of the property a brick weave driveway can be found leading you straight towards the detached brick garage with personal door into the garden and kitchen beyond.

THE GRAND TOUR

Once inside, a entrance lobby will initially greet you with stairs for the first floor directly ahead and open floor space allowing for the perfect spot to slip off coats and shoes before heading indoors. The main living space is finished in an open plan manner with a dual facing aspect allowing natural light to fill the space. Due to being warmed by an all modern air source heat pump system with underfloor heating to the



ground floor, the lack of radiators means the choice of potential layout of soft furnishings is much easier. Through the opening, the newly fitted kitchen can be found finished to a high specification, this room will be fitted with integrated appliances as well as a mixture of wall and base mounted storage units with floor space remaining for both for either a breakfast or dining table with under the stair storage cupboard and two piece WC with frosted glass window to the outside.

The first floor landing splits in both directions to offer you access into each of the bedrooms as well as the three piece bathroom suite finished with shower head and glass screen mounted over the bath, vanity storage and tall heated towel rail. The smaller of the bedrooms also sits towards the rear of the home with part vaulted ceilings and a dual facing aspect whilst the larger bedroom sits towards the very front of the home again with a dual facing aspect. This room is much larger than the other leaving more than enough space for a double bed with additional storage solutions.

FIND US

Postcode : NR16 2RF

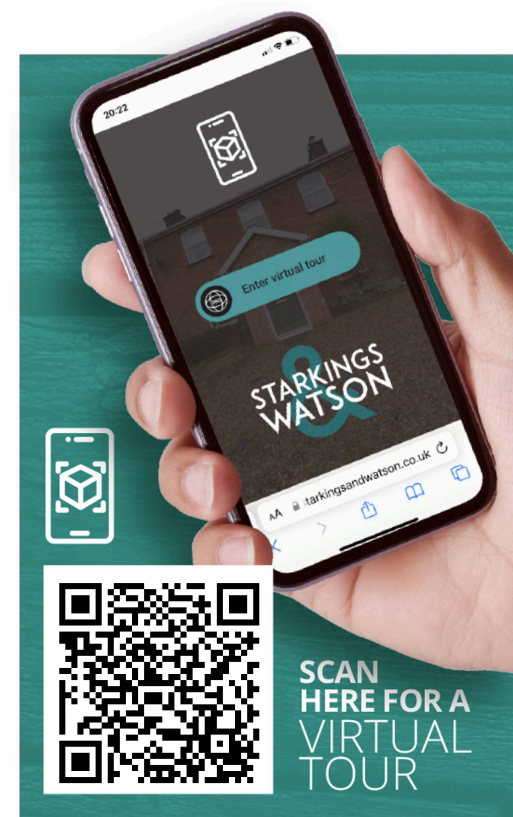
What3Words : ///mirror.intruding.thumps

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 too will not be laid with any turf or grass seed to allow customisation upon purchase again.



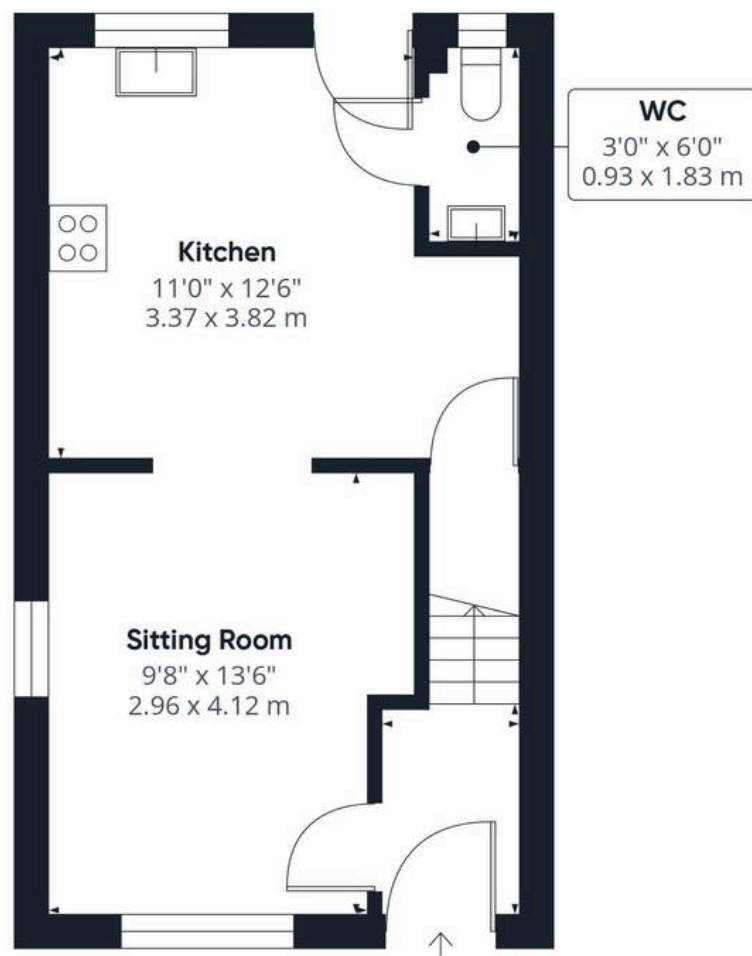




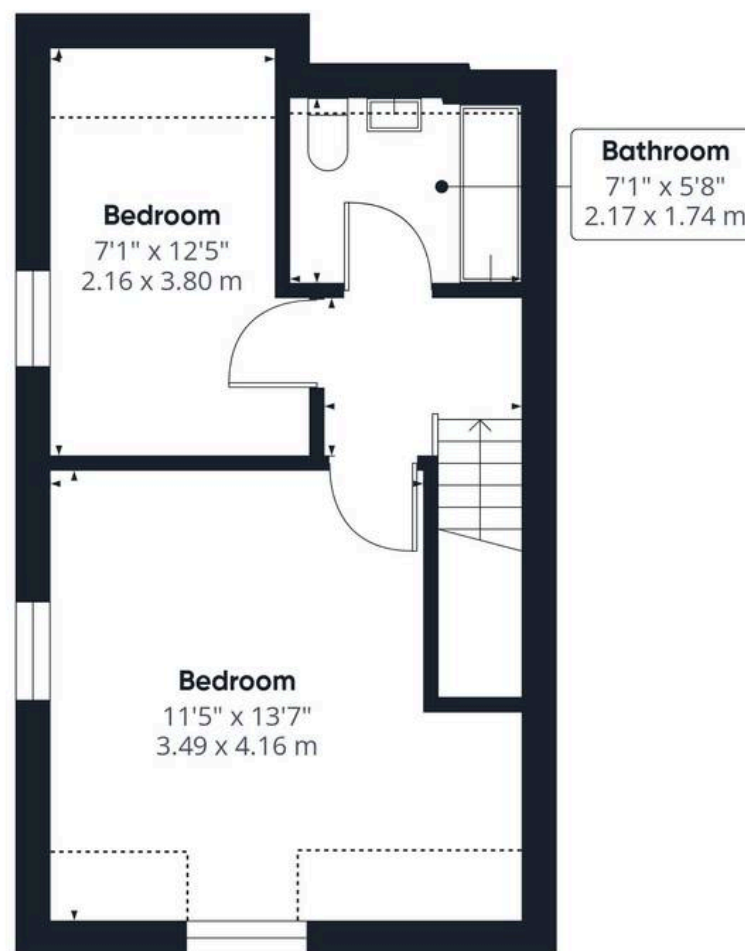
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber panel fencing taking you towards the personal door straight into the brick garage. Whilst this space is not going to be laid with any additional patio or lawn, it creates the ideal spot to be personalized with side access gate taking you towards the front of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

710 ft²

65.8 m²

Reduced headroom

38 ft²

3.6 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



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