



Deers Chase | 83 West Harling Road | East Harling | NR16 2SQ

Offers in Excess of £700,000

 **BUTTERFLY**  
SALES, LETTINGS & PROPERTY MANAGEMENT



## The Features

- \*\*\* A viewing is highly recommended to fully appreciate all that this property has to offer \*\*\*
- Modern 4 bedroom detached family home with over 1,750 sq ft of accommodation
- Self-contained one-bedroom annexe of approx. 450 sq ft
- 1/5 Acre plot, backing directly onto open fields with beautiful rural views
- Impressive open plan kitchen/dining/living space measuring over 36 ft
- High-spec kitchen with integrated appliances, quartz worktops & waterfall breakfast bar
- Versatile rear study/home office/snug with garden and countryside outlook
- 4 Double bedrooms, with the main benefiting from built in wardrobes and an en-suite
- Downstairs shower room and utility room, plus an upstairs laundry room with plumbing
- Enclosed rear garden with porcelain patio areas, a generous driveway, and an electric car charging point

## About the Property

If you're looking for a modern four-bedroom family home that combines space, style and beautiful countryside views, Deers Chase is not to be missed. This impressive detached property offers over 1,750 sq ft of well-presented accommodation, together with a self-contained one-bedroom annexe of approximately 450 sq ft. With open fields directly behind, the home enjoys a superb rural setting and far-reaching views

Step inside and you're immediately struck by the home's contemporary finish and wonderful sense of light and space. The inviting entrance hall leads into the heart of the house: a spectacular open plan kitchen, dining and living area measuring over 36ft. The kitchen is a real focal point with garden views, integrated appliances, a five-function Quooker tap, quartz worktops with a waterfall breakfast bar, a downdraft four ring hob, and two Neff Slide & Hide ovens.

The dining and living areas flow seamlessly to create a bright, sociable space, perfect for family life and entertaining. A versatile rear study is currently used as a home office but would suit a snug or second sitting room, enjoying views over the enclosed garden and fields beyond. The ground floor is completed by a utility room and contemporary shower room.

Upstairs, an oak staircase leads to four double bedrooms off the landing. The main bedroom sits to the rear to make the most of the rural outlook, with built-in wardrobes and a stylish en-suite. A modern family bathroom and separate laundry room add further practicality. The property also includes a self-contained one bedroom annexe (still requiring completion), offering excellent potential for multi-generational living, guests, or a home business.

Built in 2022 as a self-build by the current owners, Deers Chase is a Danwood factory-built, energy-efficient timber frame home offering modern, sustainable living, benefitting from air source heating, triple-glazed windows, a treatment plant and much more.





## The Outside

The property sits on an approximate 1/5 acre plot. To the front, a generous driveway provides off-road parking for multiple vehicles, complemented by a neatly landscaped garden with lawn and well-stocked shrub borders. An electric car charging point is also positioned to the front for added convenience.

The annexe is situated at the front of the property and, while it requires finishing, it benefits from its own parking space and a private courtyard garden. Side access runs to both sides of the home, with a small shed offering useful additional storage.

A porcelain patio wraps around the property and leads to an extensive rear garden, with a further porcelain seating area at the far end - perfectly placed to take in the open field views beyond.

## Location Overview

West Harling Road sits on the edge of East Harling, offering rural living at its very best. Quiet country lanes and wide open surroundings create a peaceful setting, while still providing easy access into the village itself. The area is ideal for lovers of the outdoors, with forest walks close by and Thetford Forest just a short drive away. For commuters, the A11 is easily reached, offering straightforward routes to Norwich and on towards London.

East Harling railway station provides direct services to Norwich and Cambridge, while nearby Diss station offers fast links to London Liverpool Street. You're also well placed for a range of market towns, including Diss, Attleborough and Thetford, and it's only a short drive to Bury St Edmunds.

East Harling is a fantastic location for anyone seeking a countryside lifestyle without sacrificing convenience. The village has a strong community feel and a great range of everyday amenities, including a doctors' surgery, pharmacy, primary school, post office, pub, shop, hairdressers, takeaways and restaurants, everything you need right on your doorstep.

## Directions:

From East Harling Village, turn left onto West Harling Road and continue into Middle Harling. As you enter the village, you'll pass a post box on your right, followed shortly by Middle Farm Horse Liveries (LSC Equine Care), also on the right. Directly opposite the liveries barn, on the left-hand side, you'll find a turning into a small private road, with a black barn marking the entrance on the right. Turn in here and follow the private drive - You will see four self-build houses ahead and slightly to the left - Deers Chase is the third property in. What3Words:///slept.lasts.single

## Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

## Further Information

### Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

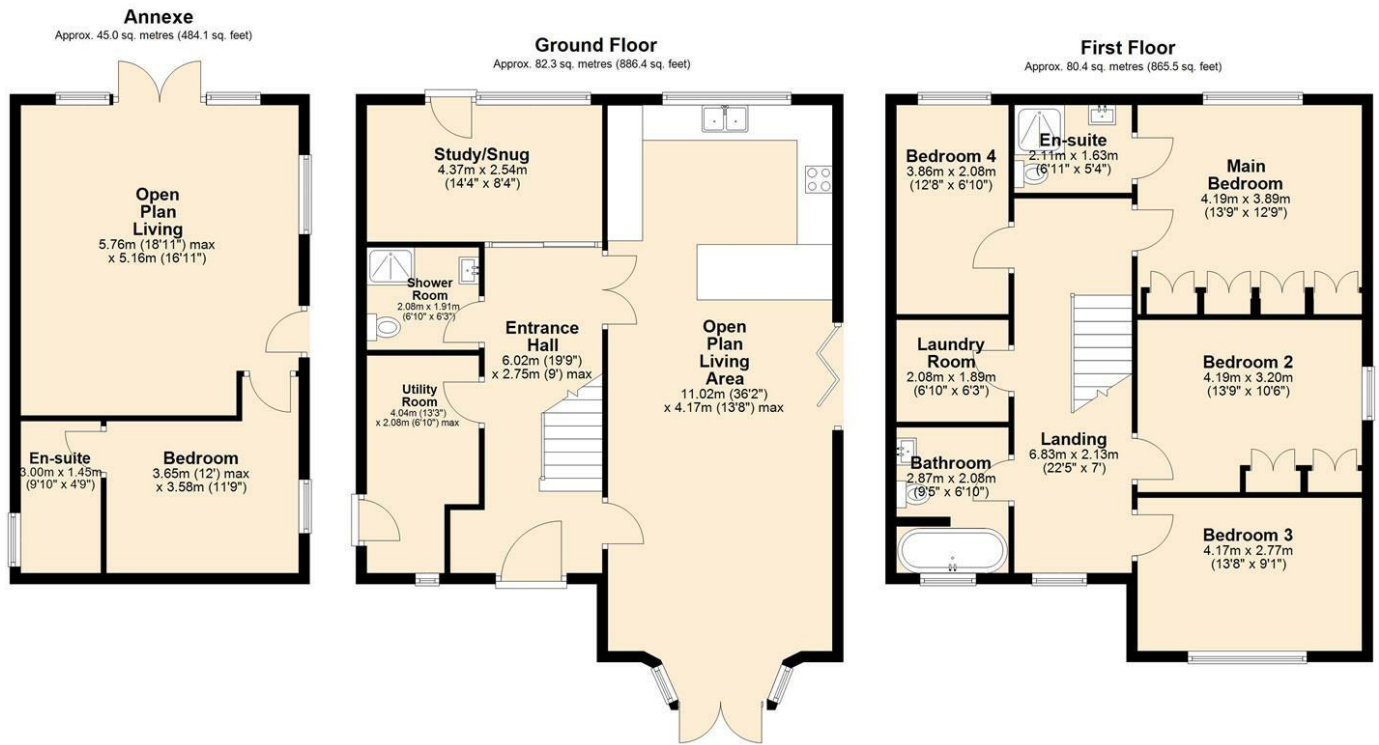
### Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

### GDPR – Personal Information

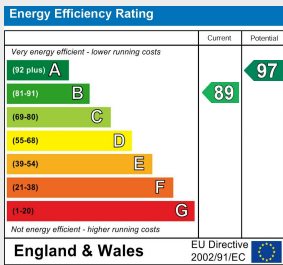
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.





Total area: approx. 207.7 sq. metres (2235.9 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.



Tenure: Freehold  
 Council Tax Band: E  
 Local Authority: Breckland



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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