



**Watton Road, Larling, Norwich, NR16**

**Guide Price £525,000**

**DONNA VINCENT**  
**exp**



- Ref:DV1198
- Brand-New High-Specification Detached Chalet
- Over 2,000 Sq Ft of Spacious & Versatile Accommodation
- Four Bedrooms – Two with En-Suite Shower Rooms
- Opportunity to Choose Kitchen & Bathroom Finishes\* (Subject to stage of construction and developer's specified allowances)
- Impressive Kitchen/Diner Opening onto the Rear Garden
- Separate Lounge & Versatile Second Reception Room
- Private Driveway Setting Serving Just Three Individual Homes
- Oak Internal Doors Throughout & Under floor heating to the ground floor
- Garage, Carport, Ample Parking & No Onward Chain

**Tenure:** Freehold

An exciting opportunity to purchase this impressive high-specification, brand-new detached chalet, offering in excess of 2,000 sq ft of beautifully designed and versatile accommodation. Enjoying a desirable non-estate position in the village of Larling, the property is approached via a private driveway serving just three individual homes, creating an attractive sense of privacy and exclusivity.

Currently under construction, the property offers purchasers the exciting opportunity, subject to the stage of build and the developer's specified allowances, to select their own kitchen and bathroom finishes, allowing them to add their own personal style to their new home from the outset. Quality finishes will feature throughout, including attractive oak internal doors.

The generous accommodation has been thoughtfully designed with flexibility in mind. On the ground floor, a spacious entrance hall leads to a comfortable lounge and an impressive kitchen/dining room with patio doors opening directly onto the rear garden. A separate utility room provides additional practicality, while a versatile second reception room could be used as a study, playroom, snug or additional bedroom depending on the purchaser's requirements. There is underfloor heating to the ground floor.

Also on the ground floor is a generous double bedroom with its own en-suite shower room, together with a cloakroom. Internal access leads directly into the single garage, with the property additionally benefiting from a carport and ample driveway parking.

Upstairs are three further bedrooms, including an impressive master bedroom featuring three double fitted wardrobes and its own en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside, the property will enjoy gardens surrounding the home, providing plenty of space for relaxing, entertaining and family life.

Situated in the Norfolk village of Larling, the property combines a more rural setting with excellent accessibility. The nearby A11 provides convenient road links towards Norwich, Thetford and Cambridge, making this an excellent choice for buyers looking for country living without sacrificing connectivity.



With over 2,000 sq ft of accommodation, a flexible layout, quality specification and the opportunity to personalise selected finishes during construction, this superb new home offers a rare opportunity to purchase a substantial individual property in a non-estate setting.

Offered with no onward chain.

### **Accommodation Comprises:**

#### **Ground Floor**

**Entrance Hall** A front entrance door with full-length glazed panels to either side opens into a spacious and welcoming hallway. Doors provide access to the ground-floor bedroom, cloakroom, lounge, kitchen/diner and versatile study/second reception room. Stairs rise to the first-floor accommodation.

**Cloakroom** WC and wash hand basin. Underfloor heating.

**Lounge** A spacious and comfortable main reception room enjoying an aspect to the rear and overlooking the garden. Underfloor heating.

**Ground Floor Bedroom 4** A generous ground-floor double bedroom enjoying an aspect to the front, with a built-in wardrobe cupboard and door leading through to the en-suite shower room. Underfloor heating.

**En Suite** To be fitted with a modern suite comprising shower, WC and wash hand basin, with purchasers having the opportunity to select finishes from within the developer's specified range and allowance, subject to the stage of construction.





**Study/Playroom/2nd reception Room** A versatile additional reception room with an aspect to the front, ideal for use as a home office, snug, playroom or occasional bedroom. Underfloor heating.

**Kitchen/Diner** An impressive kitchen/dining room enjoying an aspect to the rear, with UPVC glazed patio doors and full-length glazed side panels opening directly onto the patio and rear garden, creating a bright and sociable space for everyday family living and entertaining. Door leading through to the utility room.

Subject to the stage of construction, purchasers will have the opportunity to select their preferred kitchen from within the developer's specified range and allowance, allowing them to personalise the finish of their new home.

**Utility Room** Accessed directly from the kitchen/dining room, providing a practical separate utility space.

### First Floor

**Landing** Doors leading to the three first-floor bedrooms and family bathroom. Access to the loft space and radiator.

**Bedroom 1** An impressive main bedroom featuring a dressing area with built-in double wardrobe cupboards, together with two further double wardrobe cupboards, all finished with attractive oak doors. Two Velux windows provide additional natural light, two radiators and door leading through to the en-suite shower room.

**Ensuite** Velux window and radiator. To be fitted with a modern suite comprising shower, WC and wash hand basin. Subject to the stage of construction, purchasers will have the opportunity to select their preferred finishes from within the developer's specified range and allowance.

**Bedroom 2** A well-proportioned bedroom enjoying an aspect to the rear, with radiator.

**Bedroom 3** A well-proportioned bedroom enjoying an aspect to the front, with radiator.

**Family Bathroom** To be fitted with a modern four-piece suite comprising a separate shower, bath, WC and wash hand basin, with Velux window providing natural light. Subject to the stage of construction, purchasers will have the opportunity to select their preferred finishes from within the developer's specified range and allowance.







**Outside** The property is approached via a private road which will serve just three individual homes. To the front, a shingle driveway provides off-road parking for several vehicles and leads to the single garage, with an additional carport positioned alongside. A lawned area will be situated to the right-hand side of the property.

The garden wraps around the side and rear of the home and will be predominantly laid to lawn and enclosed by close-boarded fencing. A paved patio area immediately outside the kitchen/dining room provides an ideal space for outdoor seating, dining and entertaining, with direct access from the house.

**Garage** Single garage with electric garage door, window to the rear and access to the roof space, together with the convenience of internal access directly from the utility room.

**Agents Note** Please note: CGI images are for illustrative purposes only and are intended to demonstrate the potential appearance and finish of the completed property. Actual finishes, specification and appearance may vary.

**Subject to the stage of construction, purchasers will have the opportunity to select certain kitchen and bathroom finishes from within the developer's specified range and allowance.**



AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

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Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT). For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.

