



Squirrel Lane, East Harling - NR16 2FN

**STARKINGS
& WATSON**

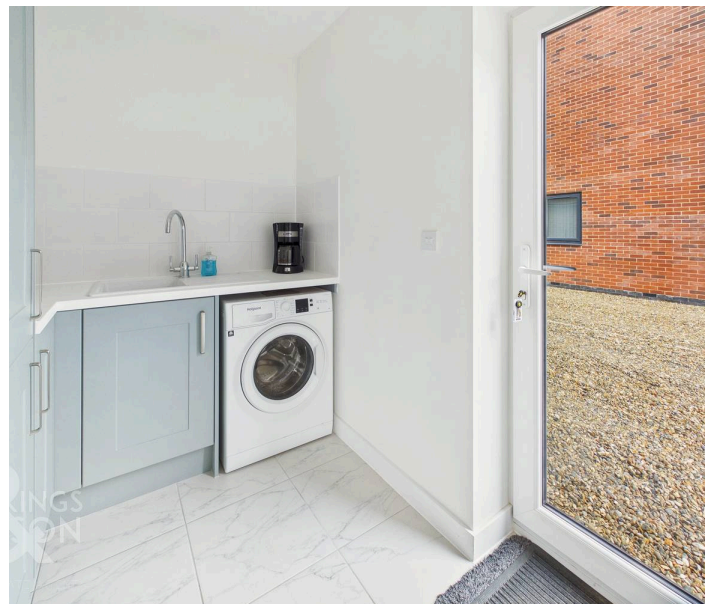
HYBRID ESTATE AGENTS



Squirrel Lane

East Harling, Norwich

Presenting a STUNNING DETACHED CHALET STYLE HOME, built in 2024 and boasting the peace of mind of a REMAINING NHBC WARRANTY, this impressive home offers approximately 1291 SQ. FT (stms) of IMMACULATE ACCOMMODATION designed for modern family living. Step inside to discover a welcoming ENTRANCE HALLWAY leading through to a SPACIOUS 20' DUAL ASPECT SITTING ROOM, seamlessly flowing into the OPEN PLAN KITCHEN AND DINING ROOM perfect for entertaining or relaxing with family all finished with UNDER FLOOR HEATING throughout the ground floor. The kitchen features HIGH-END FIXTURES AND FITTINGS, including an UPGRADED SUITE and INTEGRATED APPLIANCES to maximise practicality and style. Upstairs and down, THREE DOUBLE BEDROOMS are thoughtfully arranged over two floors, offering flexibility for guests, family, or home office needs. The property is equipped with an AIR SOURCE HEAT PUMP and SOLAR PANELS, ensuring EFFICIENT, SUSTAINABLE LIVING with reduced energy costs with an EV charging port also on offer.



Every detail has been considered, from the CONTEMPORARY BATHROOMS to the QUALITY FLOORING throughout, creating a home that is as functional as it is beautiful. The rear garden is FULLY ENCLOSED and GENEROUS IN SIZE creating a private haven ideal for enjoying the warmer months while a WIDENED DRIVEWAY and DETACHED GARAGE sit to the side of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

- 2024 Build Detached Chalet Style Home With Remaining NHBC
- Approx. 1291 Sq. Ft (stms) Of Immaculate Accommodation
- High End Fixtures & Fittings With An Upgraded Kitchen & Bespoke Fitted Storage Spaces
- Air Source Heat Pump & Solar Panels To Help With Efficient Modern Living
- 20' Dual Aspect Sitting Room With Open Plan Kitchen & Dining Room
- Three Double Bedrooms Over Two Floors
- Fully Enclosed Larger Than Average Rear Garden
- Widened Driveway, Detached Garage & EV Charger



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 sat towards the edge of this popular high end development where a manicured frontage comprises a multitude of colourful planted shrubbery within a wood chip bedding while a widened driveway sits towards the right hand side of the property leading towards the garage with timber swinging gate into the rear garden and access door directly to the utility room.

THE GRAND TOUR

Stepping inside the front of the home, a lobby style entrance space is the first area to greet you laid with all tile flooring with handy storage space situated directly ahead ideal for hanging coats and shoes before heading into the remainder of the home. The first well proportioned living space sits to the left hand side of this in the form of a 20' dual aspect sitting room. Its large conventional size and design is conducive to a potential choice of soft furnishings whilst plush carpeted flooring leads towards a set of uPVC double glazed French doors opening onto the rear garden patio. Sitting on the adjacent side of the home is an open plan kitchen and dining room - the kitchen itself has a multitude of upgraded wall and base mounted cabinetry on offer with tile splashbacks and integrated appliances to include a fridge, freezer, oven and hob with extraction above and dishwasher. The flooring opens up towards the rear of the home to leave more than enough space for a formal dining table or for further cabinetry with the open floor space being more than capable of hosting a central kitchen island if desired. Just off from the kitchen is a handy utility room with a continuation of the same

cabinetry and worktop surfaces with plumbing remaining for further white goods and a further double glazed door onto the driveway. Sat towards the rear of the property is a generously sized double bedroom measuring some 14' in length. While this current serves as an additional reception room/study space, this space is perfect for those seeking multi-generational living as a large open bedroom sat just next door to a modern shower room complete with double walk in shower unit, tall heated towel rail and frosted glass window to the outside.

The first floor landing splits in each direction to take you into each of the two further double bedrooms where the owners have had bespoke fitted storage within this space cleverly designed to accompany the part vaulted ceilings. To the right hand side the larger of the bedrooms is immaculately decorated just like the remainder of the home with a large Velux window allowing natural light to fill the room whilst a slightly smaller but still impressively sized double bedroom sits on the opposite side of the home again with carpeted flooring and flawlessly decorated. Sat between each of the bedrooms is a contemporary three piece bathroom suite with a predominantly tile surround, tall heated towel rail, newly upgraded shower with screen over bath and Velux window.

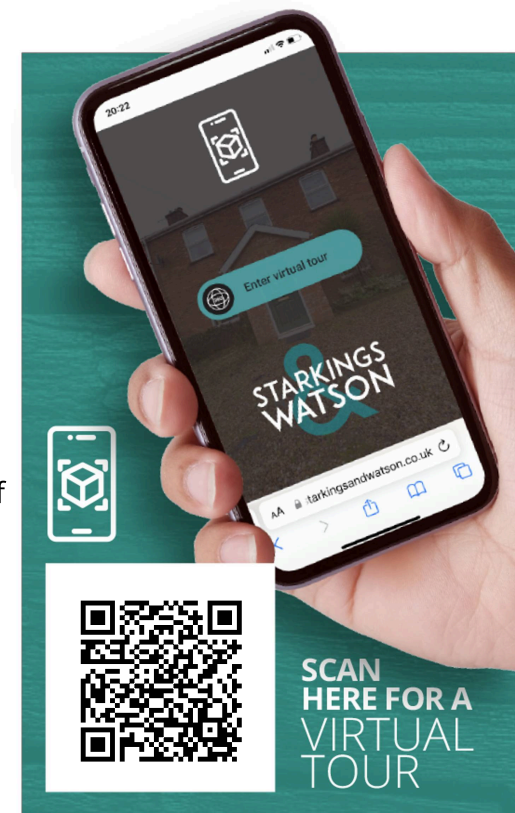
FIND US

Postcode : NR16 2FN

What3Words : ///orange.choppers.geology

VIRTUAL TOUR

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







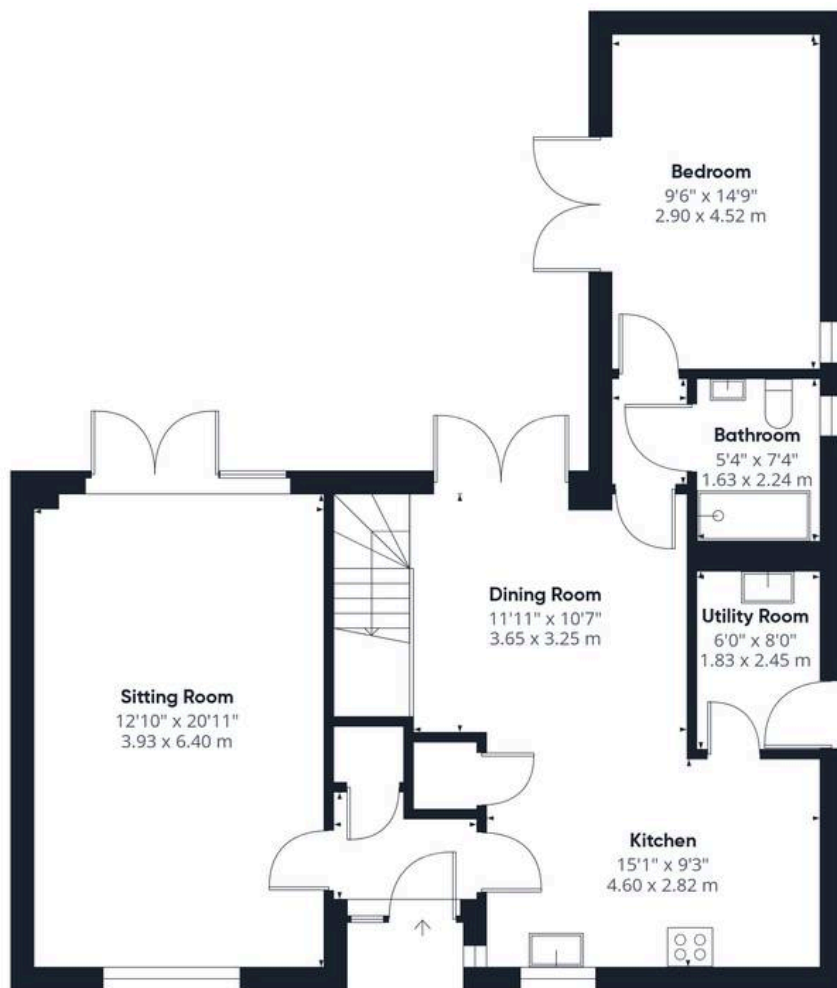
THE GREAT OUTDOORS

The rear garden is much larger than one might expect for a new housing development with a fully enclosed aspect. The space is predominantly laid to lawn, leaving a multitude of options for keen gardeners to add to the already open and inviting space with storage behind the garage and multiple access points to the home, garage and driveway.

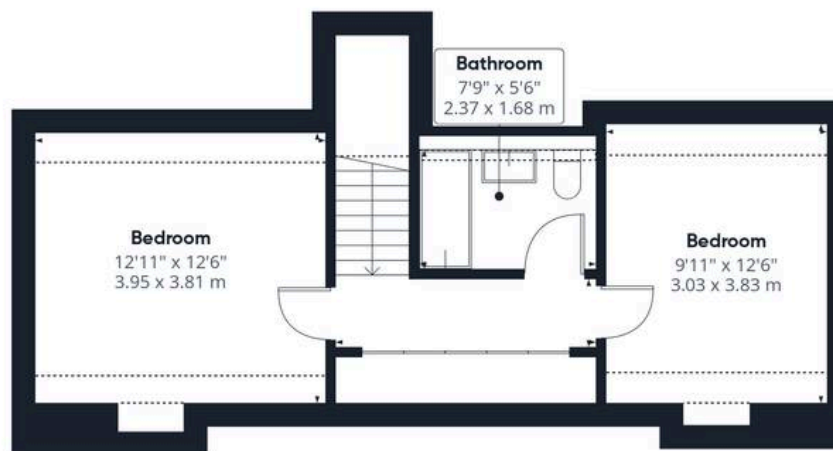
AGENTS NOTE

Please be aware, while parts of the site are still being finished there are no yearly maintenance charges to be made to the site management company however this may change in time once work is finished on the site.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1291 ft²
119.8 m²

Reduced headroom

61 ft²
5.6 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.

GIRAFFE 360



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