



Plot 24
Roxbury Drive | East Harling | Norfolk | NR16 2RF

NEW HOME, SOUGHT AFTER VILLAGE



New Home in Sought After Village. One of the last properties available in Roxbury Drive. This newly built property offers a wonderful home within a unique development. The superb kitchen dining room and separate sitting room make this a great home for entertaining. There is also an office/study and utility room along with a WC on the ground floor.

Upstairs this home has four bedrooms, two of which have beautifully fitted ensuite shower rooms and there is a separate family bathroom too. Please call us now to book your viewing.



KEY FEATURES

- NEW HOME
- Unique Development of Superb Homes
- One of the final properties released for sale
- Four Bedrooms two with Ensuite facilities
- Family Bathroom
- Wonderful Kitchen Dining room
- Large Sitting room Office/study Separate Utility Room
- Ground floor WC
- Double Garage
- Large Rear Garden
- NO CHAIN

The developers are rightly proud of what has been achieved here at Roxbury Drive, they said, 'This is a one-off development; all the houses are individually designed to make the best use of the space around them and to make sure they blend into their rural surroundings.' 'We used all local tradespeople to build the houses; the bricklayers, the foreman, the carpenter, the plumbers, they all live locally, and they have worked extremely hard to build and finish every house to an excellent standard.' 'The houses have been built slowly and carefully with the foundations, floors and plastering all given the maximum drying out time to ensure there will be no problems as the houses settle.'

'There is ample space on each plot, enough for a large brick weave driveway and a garage that can comfortably fit a car! The bedrooms are all good-sized doubles that can fit the bed and furniture and there is double the normal amount of cavity wall insulation and underfloor heating in all downstairs rooms.'

'They really are the best in quality housing, we have built them with care and attention to detail and as if we were going to live in them ourselves'





KEY FEATURES

The attractive village of East Harling is steeped in history and centres round the old market square and a beautiful 15th century church. It has a thriving community and a wealth of amenities including a doctor's surgery, chemist, an Ofsted rated 'Good' Primary School, hairdressers, fish and chip shop, a Chinese takeaway, a post office and a well-stocked village shop and bakery that is open until 9pm every night. There is also a butcher's shop that has been in the village for over 60 years and is renowned for its free-range pork sausages and homemade preserves and pickles. East Harling also prides itself on its independent Hardware Store that has a range of stock that can rival any of the major DIY stores!

There are also two very good pubs, 'The Swan' which holds live music nights and has an excellent community atmosphere and 'The Nags Head' that serves good food including coffee and cakes during the day and often holds themed food nights and live music.

The fantastic community spirit continues with the Sports and Social Club that frequently hosts disco nights and live music and is also the starting point for the yearly East Harling 10k race. The village also has football and cricket teams and a busy athletics club for both children and adults alike.

There is also the Old School Village Hall that holds many groups and clubs including Zumba, coffee mornings, community lunch events, quiz nights, the annual village fete, Pilates, gardening club, bowls, cinema nights and WI. East Harling certainly has a lively and active community with plenty to get involved in.

Locally, there are very good fishing lakes at Middle Harling and the nearby Thetford Forest Park offers peaceful walks in beautiful surroundings.





















INFORMATION



Directions

From Diss proceed west along the A1066 as far as Garboldisham. Turn right on the B1111 and follow the road into East Harling. On entering the village of East Harling take the first right hand turn into Lopham Road. Continue along Lopham Road and turn left into Roxbury Drive, continue along Roxbury Drive to the end and the property will be found in front of you.

What Three Words Location

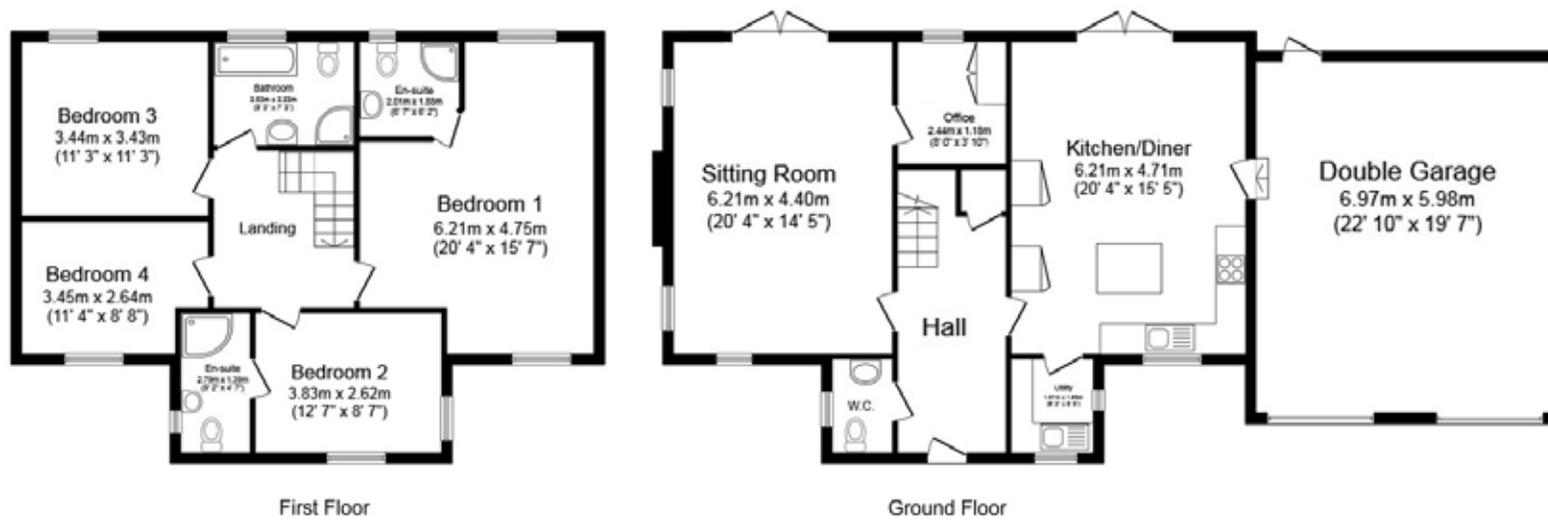
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///scanty.blur.umbrella](http://scanty.blur.umbrella)

Tenure: Freehold

Services, District Council and Tenure

Air Source Heat Pump with underfloor heating
Mains Electricity & Water and Drainage
Solar Panels
Broadband Available –but please check www.openreach.com/fibre-checker for your chosen provider
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
Breckland District Council

Property - DIS4234
Approx. Internal Floor Area - 1781.6 Sq ft / 165.52 Sqm
Approx. Internal Floor Area of Garage - 448.6 Sq ft / 41.68 Sqm



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

