



Windmill Way, East Harling - NR16 2FP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Windmill Way

East Harling, Norwich

This STUNNING DETACHED NEW BUILD HOME, completed in 2024 and benefitting from the REMAINING NHBC WARRANTY, offers INCREDIBLY WELL PRESENTED ACCOMMODATION spanning approximately 919 SQ. FT (stms). Step inside to discover a welcoming ENTRANCE HALLWAY leading to a spacious 17' MULTI ASPECT SITTING ROOM, flooded with natural light and providing a perfect retreat for relaxation or entertaining complete with all UNDERFLOOR HEATING much like the remainder of the ground floor. The heart of the home is the OPEN KITCHEN/DINING ROOM, thoughtfully designed with HIGH END FIXTURES AND FITTINGS, INTEGRATED APPLIANCES, and ample space for family meals or social gatherings. A GROUND FLOOR WC adds convenience for guests and residents alike. Upstairs, THREE WELL PROPORTIONED BEDROOMS offer comfortable and versatile accommodation, ideal for families or those seeking a home office. The PRINCIPAL BEDROOM features an EN-SUITE SHOWER ROOM, while a CONTEMPORARY FAMILY BATHROOM SUITE serves the remaining bedrooms.



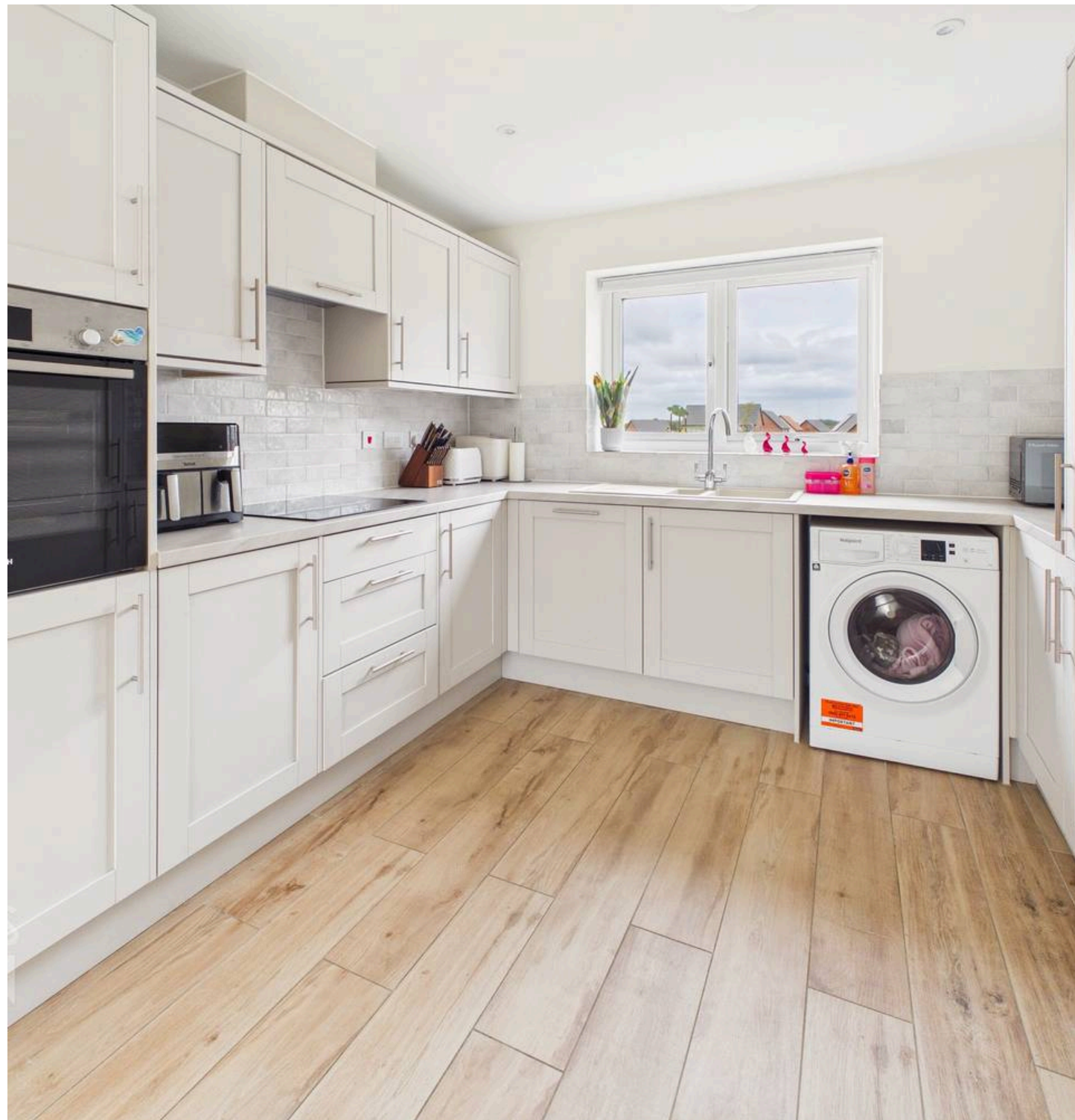
Every detail has been carefully considered to ensure a stylish and practical living environment, with quality finishes throughout. The property sits OPPOSITE AN OPEN GREEN SPACE, providing a wonderful sense of PRIVACY and a tranquil outlook while a GENEROUS REAR GARDEN is fully enclosed for peace of mind with a WIDENED DRIVEWAY and DETACHED GARAGE to the side of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Detached New Build Home Completed In 2024 With Remaining NHBC
- Incredibly Well Presented Accommodation Spanning Approx. 919 Sq. Ft (stms)
- 17' Multi-Aspect Sitting Room Overlooking Open Green Space To The Front Of The Home
- Open Kitchen/Dining Room With Integrated Appliances
- Including An Air Source Heat Pump & Solar Panels
- Family Bathroom Suite, En-Suite Shower Room & Ground Floor WC
- Fully Enclosed & Generously Sized Rear Garden
- Widened Driveway With 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 found in an enviable position tucked away from the street and sitting opposite an open expansive green space adding further privacy to the front of the home. A widened driveway allows for parking next to the property with timber swinging gate access into the rear garden and detached garage sat beyond opposite the home. Further space is available for guest parking with a manicured frontage leading towards the front door.

THE GRAND TOUR

Once inside, a central hallway is the first place to greet you laid with all hardwearing wooden effect flooring granting access to all living accommodation within the property as well as a handy under the stairs storage cupboard with ground floor WC sat just behind. To the left hand side of the home a multi-aspect sitting room measures an impressive 17' in length laid with all carpeted flooring - this space is conducive to a potential choice of layout of soft furnishings with the ability to add French or bi folding doors onto the rear garden patio if desired in time. Sat on the opposite side of the property is a fantastic open plan sitting/kitchen and dining room becoming the potential hub of a family home. The hardwearing wooden effect flooring carries on through to this space where towards the front of the home, a wide array of wall and base mounted cabinetry are on offer with integrated appliances to include a dishwasher, oven and hob with extraction above and tall fridge freezer.

The floor space opens towards the rear of the home to leave more than enough space for a formal dining table with a set of French doors opening into the rear garden patio and secondary door leading directly onto the driveway.

The first floor landing splits in each direction to take you into each of the three bedrooms with the larger of the bedrooms coming to the left hand side and impressively sized double bedroom overlooking the rear gardens with the added benefits of a modern ensuite shower room complete with tall heated towel rail. Two further bedrooms sit on the opposite side of the home with the slightly larger situated towards the front of the property and the smaller still being capable of hosting a double bed if required. A three piece family bathroom suite sits just behind a handy built in storage cupboard with a predominantly tile surround and a shower head mounted over the bath for ease of use.

FIND US

Postcode : NR16 2FP

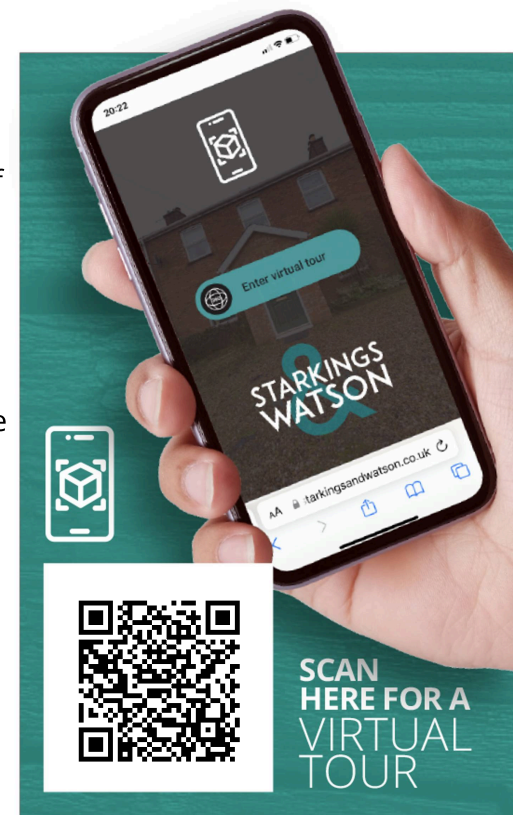
What3Words : ///breed.circling.summit

VIRTUAL TOUR

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

AGENTS NOTES

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.







THE GREAT OUTDOORS

The rear garden is larger than one might expect where initially a flagstone patio area leads towards a expansive lawn space fully enclosed with tall timber panel fencing with storage sat behind the garage, personal access door into the garage and swinging timber gate taking you directly onto the driveway.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

919 ft²

85.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.