



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

Offers in Excess of £600,000



The Features

- Modern 4 bedroom detached family home with over 1,750 sq ft of accommodation
- Self-contained one-bedroom annexe of approx. 450 sq ft
- Approximately 0.2 acre plot, backing directly onto open fields with beautiful rural views
- Impressive 36ft open-plan kitchen, dining and living space
- High-spec kitchen with integrated appliances, quartz worktops & waterfall breakfast bar
- Sliding glass doors lead to a versatile reception room with views over the garden
- 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
- Air source heating and triple-glazed windows

About the Property

With over 1,750 sq ft of accommodation, four double bedrooms, open field views and the added benefit of a separate one-bedroom annexe, Deers Chase offers plenty of space for family life both now and in the future.

Built in 2022 by the current owners, the house has a modern, open-plan layout with the main living space stretching to over 36ft. Combining the kitchen, dining and living areas, this is very much the heart of the home, with plenty of room for everyday family life as well as entertaining. The kitchen overlooks the garden and includes quartz worktops with a waterfall breakfast bar, integrated appliances, a five-function Quooker tap, downdraft four-ring hob and two Neff Slide & Hide ovens.

To the rear is a separate study overlooking the garden and fields beyond. Currently used as a home office, it could just as easily work as a snug, playroom or second sitting room. A utility room and modern shower room complete the ground floor.

Upstairs are four double bedrooms, with the main bedroom positioned at the rear to take advantage of the open outlook and benefitting from built-in wardrobes and an en-suite shower room. There is also a family bathroom and a separate laundry room.

The property was constructed as a Danwood factory-built, energy-efficient timber frame home and benefits from air source heating, triple-glazed windows and a private treatment plant.

Alongside the main house is a self-contained one-bedroom annexe of approximately 450 sq ft. The annexe still requires completion, but gives the next owner the opportunity to finish it to suit their needs, whether for extended family, older children, guests or additional work-from-home space or gym.

Outside, the property backs directly onto open fields, giving the garden a fantastic outlook





The Outside

The property sits on a plot of approximately 0.2 acres. To the front, a generous driveway provides off-road parking for multiple vehicles, alongside a landscaped garden with lawn and well-stocked shrub borders. An electric car charging point is also positioned to the front.

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

A porcelain patio wraps around the property and leads onto the generous rear garden, with a further porcelain seating area positioned at the far end, making the most of 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-

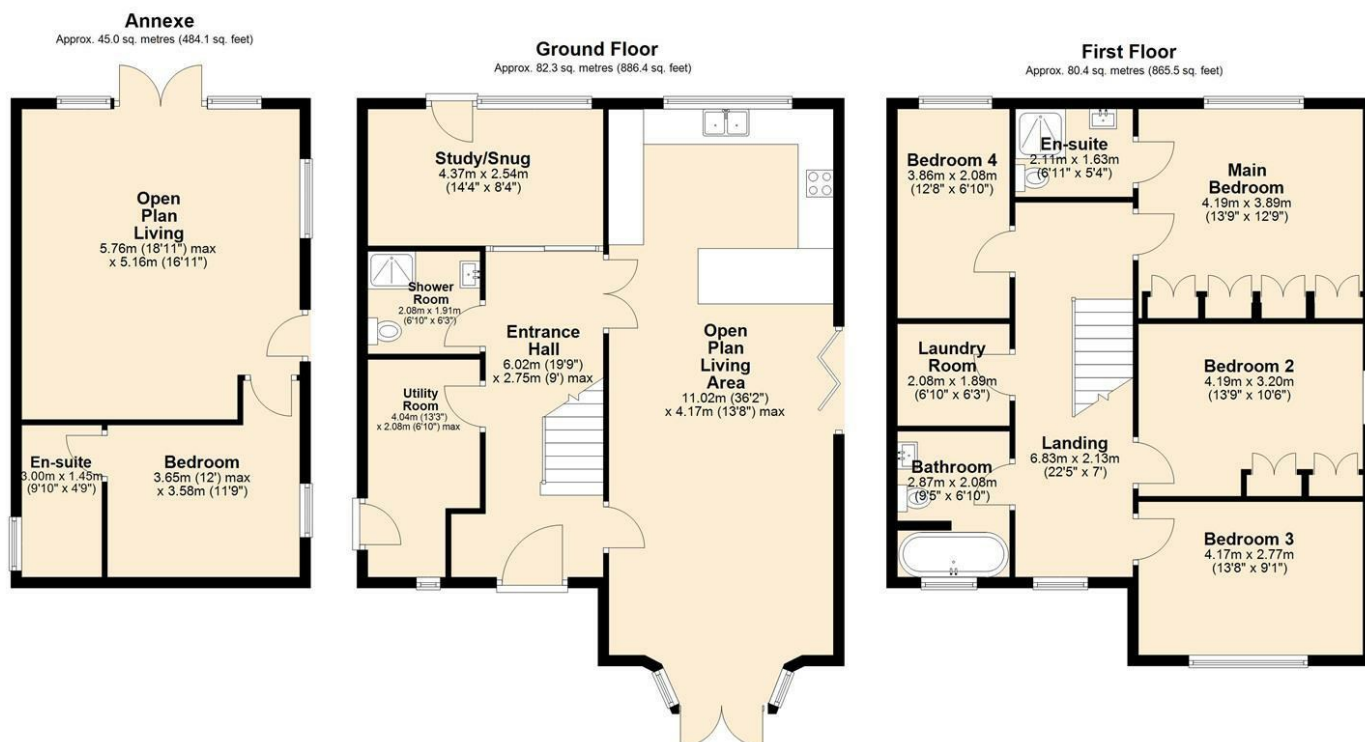
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request.

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.

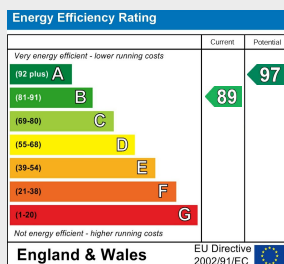
Should you decide to make an offer on a property, some of the personal information you provide





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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