



Plot 1, Orchard Close
Watton Road
Larling
Norfolk
NR16 2RA

Guide Price £325,000





3 Bedroom semi-detached new build property on a small development by RG Construction within the accessible village of Larling.

Location

The plots are situated in the centre of the village of Larling which is well connected with easy access onto the A11 which serves Cambridge to the south or Norwich to the north. The neighbouring village of East Harling is one of the area's best served villages with an excellent range of facilities including schooling, two pubs, grocers with bakery, general stores, butchers, excellent tea rooms, doctors, dentist and a wonderful sports field and social club. This is one of the most active villages with societies for many interests and a real community feel.

Wider afield lie the larger towns of Diss, Wymondham, Attleborough and Bury St Edmunds, and the cities of Norwich, just 25 miles away, and Cambridge, within 45 minutes or so by car (all dual carriageway). For access to London there are train stations at Diss on the Liverpool Street line or from Thetford into Kings Cross via Cambridge. The countryside surrounding the village is gently rolling with large areas of Forestry Authority owned land and woods with great public access for walking and cycling. This area is steeped in history from all ages and there are many local activities available for people living in the area and tourists alike.





Property

These properties are being constructed by respected local builder, RG Construction. Their latest project consists of three well-appointed dwellings which suit their village setting and provide much needed housing. The houses are of traditional brick and block construction with white UPVC windows for ease of maintenance and a composite front door in black. External finishes to the dwellings consists of multi red facing bricks with white mortar and clay pan tiles on roof.

The internal layout has been designed to suit modern day living with a free flowing ground floor living room, dining room and kitchen. The kitchen can be fitted from either Howdens' Fairford range or Jewson's Elevate or Ashfield range. Integrated appliances such as fridge freezer, induction hob, oven and dishwasher are included.

On the first floor, there are three bedrooms, the master of which has an en-suite shower room. A family bathroom completes the accommodation on offer.

The properties will come with a professional CML certificate along with developers 2 year defects warranty.

Outside

The two properties share a driveway which leads to an allocated single garage finished with black timber weather boards and clay roof tiles to match the dwellings. Electric will be supplied to the garage and will have an up and over manual door in black.

The rear gardens have an Indian sandstone patio area off the patio doors from the dining room. The gardens will be levelled and can be turfed as an additional extra if you wish.

Services

Each house has its own sewage treatment plant. Central heating via air-source heat pump to underfloor heating at ground level and radiators on first floor. The underfloor heating is controlled via touch screen control points. Mains water and electric is connected to each property.

Directions

From Diss, head west on the A1066 and at Garboldisham take the right turn and proceed into the village of East Harling. Follow this road through and out of the village, proceeding underneath the A11 flyover. Upon entering the village of Larling, the properties will be found on the right hand side, clearly marked by a for sale board.

Viewings

Strictly by appointment through TW Gaze.

Reference

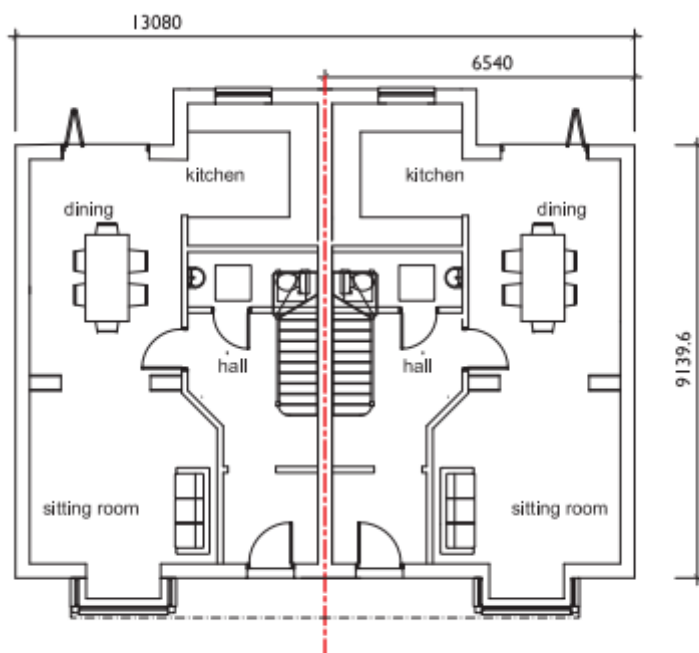
2/18753/CJC

Important Notice

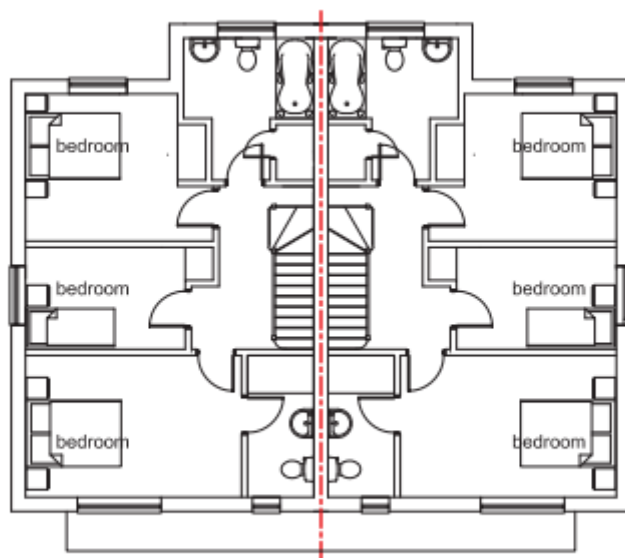
TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Ground Floor



First Floor

For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.