



Windmill Way, East Harling - NR16 2FP



Windmill Way

East Harling, Norwich

Guide Price £475,000-£495,000. MOTIVATED VENDORS.

Presenting a truly EXCEPTIONAL OPPORTUNITY, this recently constructed (2024) DETACHED CHALET STYLE HOME offers CONTEMPORARY LIVING across approximately 1262 sq. ft. (stms), including an UPGRADED INTERIOR, all set within a BEAUTIFULLY LANDSCAPED 0.21 ACRE PLOT (stms). RATED 'A' for ENERGY EFFICIENCY, the property includes SOLAR PANELS and a BATTERY, and AIR SOURCE HEATING. Upon entering, you are greeted by a spacious ENTRANCE HALL which leads to the impressive 20' SITTING ROOM, benefitting from DUAL ASPECT VIEWS that flood the space with natural light. Adjacent, the superb 19' L-SHAPED KITCHEN/DINING ROOM is fitted with HIGH SPECIFICATION APPLIANCES and bespoke cabinetry, providing both style and practicality, with a separate UTILITY ROOM for added convenience. THREE GENEROUS DOUBLE BEDROOMS are thoughtfully arranged over the two floors, enhanced by a RANGE of BESPOKE WARDROBES, while the principal bedroom boasts a LUXURIOUS EN SUITE. The family bathroom is finished to an equally high standard, featuring PREMIUM FIXTURES and FITTINGS throughout. Every detail of this home has been carefully considered, resulting in a property that SEAMLESSLY BLENDS COMFORT, ELEGANCE and FUNCTIONALITY. The landscaped GARDENS are designed to make the most of the generous plot, offering a perfect balance of entertaining and relaxation spaces. FRENCH DOORS from the kitchen open onto an L-shaped patio seating area, edged with timber sleepers, which leads onto a larger patio and a wide expanse of lawn. The adjacent DOUBLE GARAGE offers PARKING and STORAGE options.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

2024 Built Detached Chalet Style Home

- Approx. 1262 Sq. ft (stms) of Accommodation
- Landscaped 0.21 Acre Plot
- 20' Sitting Room with Dual Aspect Views
- 19' L-Shaped Kitchen/Dining Room with Separate Utility Room
- Three Double Bedrooms & Range of Bespoke Wardrobes
- Luxury High Specification En Suite & Bathroom
- Large Driveway

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

With an immaculate front facade, this detached property enjoys a block paved and shingle driveway, offering ample off road parking adequate for 4 plus cars and an EV charger, with access leading to the detached double garage. The front gardens are low maintenance with a paved pathway to the front door, whilst gated access leads to the rear garden.



THE GRAND TOUR

The hall entrance is finished with wood effect porcelain tiled flooring with underfloor heating, along with a useful built-in storage cupboard, and doors taking you to the formal sitting room and kitchen. The sitting room enjoys dual aspect views to front and rear with bespoke window shutters to both aspects, fitted carpet and underfloor heating. The kitchen/dining room offers an L-shaped design and style with a attractive corner window and bespoke window shutters, and rear facing French doors with shutters which lead out onto the patio. The kitchen itself offers an L-shaped arrangement of wall and base level units with quartz work surfaces and a full suite of integrated appliances including dishwasher, inset 5 burner induction hob with extractor fan above and built-in eye level electric double oven. With tiled splash-backs around the work surface, wood effect porcelain tiled flooring and underfloor heating. A built-in storage cupboard sits to one side houses the pressurized water system, with space for a dining table and stairs rising to the first floor landing. Doors lead off to the utility room which is finished in a matching style with quartz surfaces, with a further sink unit and tiled splash-backs, with continued wood effect porcelain flooring, underfloor heating, space for a washing machine and tumble dryer, whilst a door leads out to the driveway. The ground floor bedroom sits to the rear of the property, with a bespoke range of built-in wardrobes with fitted carpet, underfloor heating, and a further set of French doors with bespoke window shutters leading out onto the garden. A door leads off to the private en-suite shower room which offers a white contemporary three piece suite with storage under the hand wash basin, large walk-in double shower cubicle, thermostatically controlled shower, contrasting tiled splash-backs and heated towel rail.

Heading upstairs, the carpeted landing includes a full suite of built-in storage within the eaves, with doors leading off to the two bedrooms and family bathroom. Both the bedrooms are immaculately presented with fitted carpet underfoot and velux windows to front, whilst being served by the main first floor family bathroom. Presented in as new condition with a white three piece suite, including a wall mounted hand wash basin, panelled bath including a mixer shower tap, with tiled splash-backs, wood effect flooring and heated towel rail.

FIND US

Postcode : NR16 2FP

What3Words : ///bandstand.bravest.kinder

VIRTUAL TOUR

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

AGENTS NOTES

The remainder of the 10 year NHBC warranty is included. An MVHR ventilation system is installed.







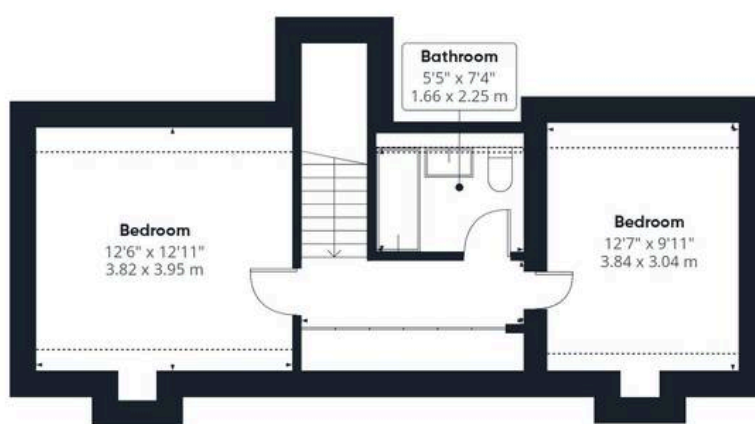
THE GREAT OUTDOORS

The rear garden has been carefully landscaped to maximise the space on offer, ensuring a large patio and lawned expanse is retained. Heading out from the kitchen French doors, an L-shaped patio seating area can be found with timber sleepers, opening up to a larger patio and the lawn gardens beyond. Fully enclosed within timber panel fencing, an area of bark chippings houses an orchard of twelve fruit trees at the rear boundary, with a shingle expanse and raised vegetable beds to one side. Water supplies are also installed, with gated access to the driveway and a door to the adjacent double garage. With a painted floor and open vaulted ceiling for storage, the garage is accessed via an electric up and over door to front where the solar panel controls and battery can be found, along with the side access door and lighting.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1634 ft²

151.8 m²

Reduced headroom

60 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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