



## 83 West Harling Road, East Harling - NR16 2SQ

£650,000 Freehold

Introducing this exceptional newly built four-bedroom detached house, located on a serene private road with stunning countryside views. Completed in 2023, this eco-friendly property offers modern luxury and sustainability. With spacious interiors, cutting-edge features, and approved planning for a self-contained annex, this home provides an unrivalled opportunity for contemporary living in a sought-after location. Additionally, with its smart home technology, ample parking, and expansive garden, this property truly caters to modern family living and eco-conscious lifestyles.

## Location

West Harling Road is located in the village of East Harling, a peaceful area surrounded by scenic countryside. The village offers a range of local amenities, including a village shop, pubs, and a primary school, providing everything needed for a convenient rural lifestyle. The nearby market towns of Thetford and Attleborough offer additional shopping, dining, and leisure options, with good transport links to Norwich and beyond. The location benefits from a fast train to London from Diss and easy access to both Cambridge and Norwich along the A11, offering the quiet of village life with convenient access to essential services and beautiful surroundings.



### Agents notes

We understand that the property will be sold freehold, connected to mains services water and electricity.

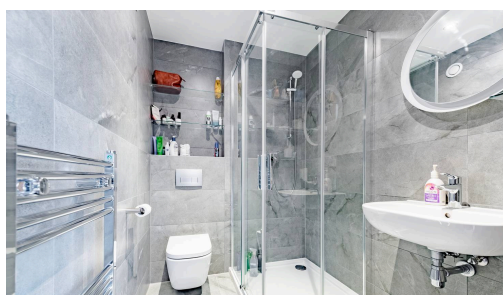
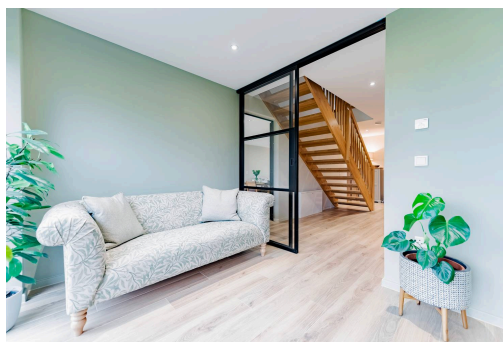
Non-Standard Construction: Closed Panel Timber Frame

Treatment Plant: Installed January 2023

Heating System: Air Source Heat Pump and MVHR (Mechanical Ventilation with Heat Recovery)

Wiring for Solar Panels: Pre-installed, but no panels currently installed

Council Tax Band- E



## West Harling Road, East Harling

Upon entering the bright and spacious hall, you are immediately struck by the sleek modern interiors and the sense of openness that flows seamlessly throughout the entire residence. The expansive open-plan living area, measuring over 35ft in length, is a sight to behold. Flooded with natural light from the triple-aspect windows, this area is perfect for both family gatherings and entertaining guests.

The kitchen features top-of-the-line appliances, including a five-function Quooker tap, quartz worktops with a waterfall edge to the breakfast bar, Bosch downdraught hob, and Neff Slide & Hide ovens. The quartz worktops extend across the cupboards and counters, providing a sleek, modern finish.

Adjoining the kitchen is the dining space, which effortlessly transitions into the living area, where French doors and tri-folding doors open up to the outdoors and overlook the rear garden.

Completing the ground floor is a versatile study/home office, a spacious utility room, and a convenient shower room. From the hall, glass sliding doors lead to the study, which is located at the rear of the property. This room offers a variety of different uses, and while it is currently set up as a spacious home office, it could easily be transformed into a separate living space or snug.

The utility room, which offers plenty of storage, has a door leading to the outside for added convenience. The shower room is fully tiled, offering a modern and functional space for guests or family members.

Ascending the oak staircase, you will find the four generously sized bedrooms, each offering a peaceful retreat. The main bedroom, overlooking the rural views, includes an en-suite shower room for added comfort.

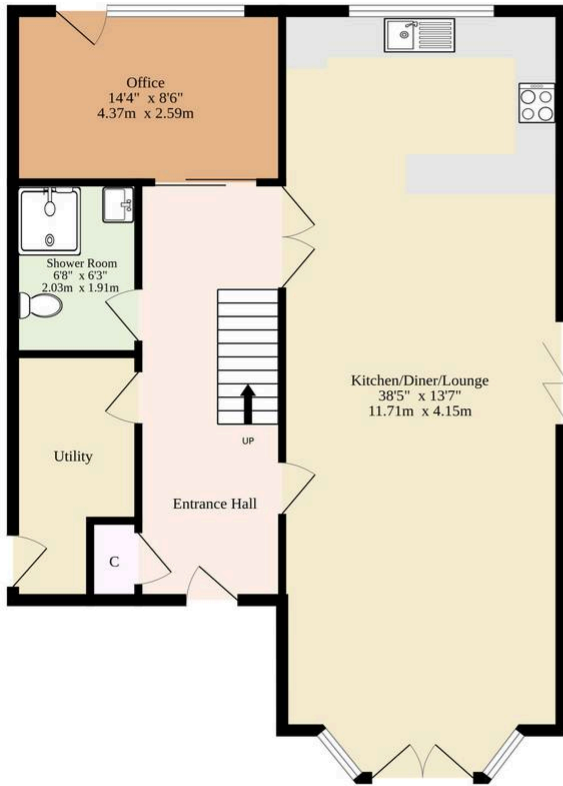
Bedrooms two and three provide ample space for relaxation, while the fourth bedroom can easily be transformed into a home office for remote work setups.

Additional amenities on the upper level include a laundry room, perfect for all your white goods, and a family bathroom with a Kaldewei bath for unwinding after a long day.

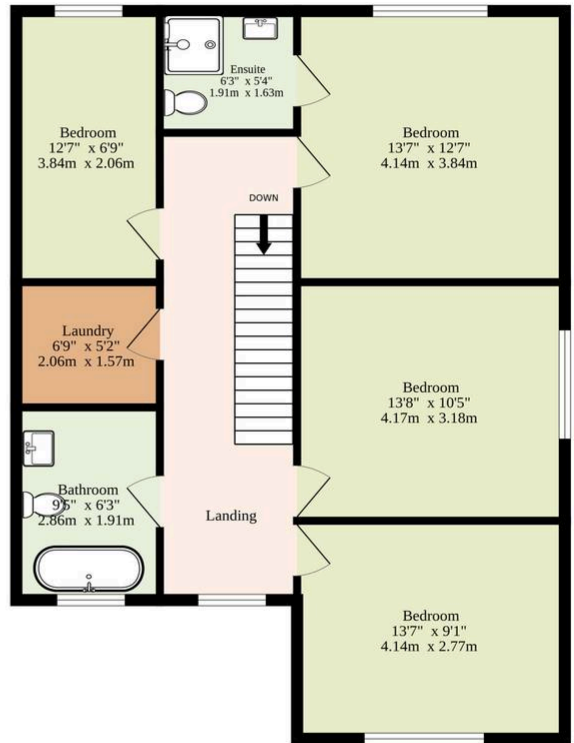
Outside, the property's sizeable rear garden offers privacy, with stunning countryside views that stretch as far as the eye can see. The garden enjoys a sunny southeast aspect, providing ample space for outdoor activities and relaxation.



**Ground Floor**  
929 sq.ft. (86.3 sq.m.) approx.



**1st Floor**  
847 sq.ft. (78.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1776 sq.ft. (165.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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