



**Plot 11, Three Squirrels, East Harling, Norwich, NR16 2GB**  
**Asking Price Of £425,000**



Occupying a generous plot position with southerly facing rear gardens, this well proportioned three bedroom detached house offers accommodation in the region of 1,340 sq ft. The Orion further benefits from garage, en-suite and ground floor study. EPC Rating A being the most energy efficient band helping to ensure low energy costs.

# Three Squirrels, East Harling, Norwich

## Key Features

- EPC-A-Rated (being the most energy efficient band)
- NHBC 10 year building warranty
- Air source heat pumps & under floor heating – providing reduced running costs
- Integrated Bosch appliances
- Solar PV to every home
- Floor coverings throughout
- Photos are examples of similar house types
- Freehold
- Energy Efficiency Rating A.

## The Developer

For the past 30 years Abel Homes has established itself as a leader in Norfolk builders and earned an enviable reputation for crafting beautiful, contemporary homes. Each property is carefully designed with energy efficiency at the forefront of mind - reducing both consumption costs and maintenance commitments while still providing practical living spaces that exceed client expectations. The quality of construction and workmanship combined with impressive attention to detail have been recognised by the numerous awards they have won and customer testimonials.

## Situation

Three Squirrels is a new development of contemporary 2, 3, 4 and 5 bedroom houses located off Quidenham Road on the edge of the village of East Harling. This charming village is situated in the idyllic rural countryside on the South Norfolk borders and within the district of Breckland and close to the neighbouring market towns of Diss, Thetford and Attleborough and some 25 miles south of the city of Norwich.

Over the years East Harling has proven to be a popular and sought after village found with an attractive assortment of many historic properties and has retained an active local community and a good local infrastructure. There is a fantastic range of amenities and facilities including a primary school, doctors surgery, two public houses, fine church, sports and social club, village hall, post office and East of England Co-op. Being well placed for easy access to the A11 the village is ideal for commuters travelling to London and Cambridge.

Thetford Forest is found just 8 miles South and offers a variety of family activities along with Elveden Forest Centre Parcs perfect for holiday makers and for those wishing to relax and enjoy the peaceful Norfolk countryside.

## Room Sizes

| Room           | Metres        | Feet            |
|----------------|---------------|-----------------|
| Study          | 3.4 x 2.1     | 11'1 x 7'2      |
| Kitchen/Dining | 5.8 x 3.5     | 19'3 x 11'7     |
| Utility        | 1.8 x 2.2     | 6' x 7'5        |
| Living Room    | 3.4 x 5.9     | 11'3 x 19'3     |
| Bedroom 1      | 3.5 x 4.5 max | 11'8 x 15'0 max |
| Bedroom 2      | 3.6 x 3.1     | 11'11 x 10'4    |
| Bedroom 3      | 3.6 x 2.6     | 11'11 x 8'6     |

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## Specification

**KITCHENS** - Choice of kitchen units with 'soft close' doors, worktops and handles from an extensive range. Integrated Bosch appliances, stainless steel electric oven (double oven for 4 bedroom homes), hob and integrated extractor hood. Fully integrated fridge/freezer and dishwasher. Choice of wall tiles from a selected range of tiles, or upstand to match the worktops. Space and plumbing provided for washing machine. Under cabinet lighting. Waste recycling bins (where possible).

**BATHROOMS & EN SUITES** – White 'Roca' sanitaryware. Chrome-finish taps and shower fittings. 'Merlyn' shower enclosure with thermostatically controlled showers. Hand held shower attachment to baths. Choice of ceramic wall tiles for specified areas to bathrooms and en suites from a selected range of tiles. Chrome heated towel rails to bathrooms and en suites.

**CONSTRUCTION** –Triple-glazed windows as standard. High-performance 150mm cavity wall construction. Highly insulated ground floors with 230mm insulation and lofts with 400mm of insulation providing comfort and excellent efficiency. Sustainably sourced cedar cladding and through coloured white render (on certain plots). Magnesium zinc galvanised steel guttering and downpipes to all plots.

**ELECTRICAL** - Generous number of sockets with flexibility on location (subject to build stage). Power socket with integrated USB port fitted to each bedroom and in the kitchen. Audio visual faceplate in the lounge (including CAT 6 connection point). Low energy LED light fittings to kitchen, bathrooms, W.C and en suites. Intruder alarm security system. Mains smoke detectors with battery backup. Engraved kitchen appliance switches. TV aerial within the loft space (with booster). High speed broadband via 'Fibre to the Premises'. CAT 6 connection points to studies or home offices. A bespoke solar PV system is installed on every home. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system and enjoy the free electricity it will generate.

**INTERNAL DECORATION & FINISHES** – Floor coverings throughout; choice of carpet and Protek flooring to bathrooms and en-suites. Tiled floor to the kitchen and W.C. All rooms decorated in a neutral matt emulsion. Square profile skirting and architraves painted in white satin. Painted flush fire-grade doors. Brushed chrome ironmongery.

**HEATING SYSTEM** – Air source heat pump powered central heating. Immersion heater. Zoned underfloor heating ground floor (Myson select compact radiators to first floor level). Myson touch screen programmable room thermostats.

**EXTERNAL** – Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points. Landscaping of front gardens, including shrubs and planting. Willow hurdle panelling to 'roadside' boundaries. External Passive Infrared Sensor (PIR) lighting to the front and rear. All properties are fitted with an electric vehicle charging point. There is electric supply, internal light and automatic electric garage doors with remote control to all garages. Outside tap. MEFA numbered post box. Front door bell. Habitat creation and enhancement measures, including integrated bird/bat boxes on selected plots.

## AGENTS NOTE

Please remember that choices of kitchens, flooring and other finishes are only available up to certain points of construction. The earlier you reserve, the more choice you will have.

## DISCLAIMER

Please note that the internal photos included on this brochure are for illustrative purposes only and may not be applicable to this particular property. The Virtual Tour is of the show home and may not refer directly to this property.

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