

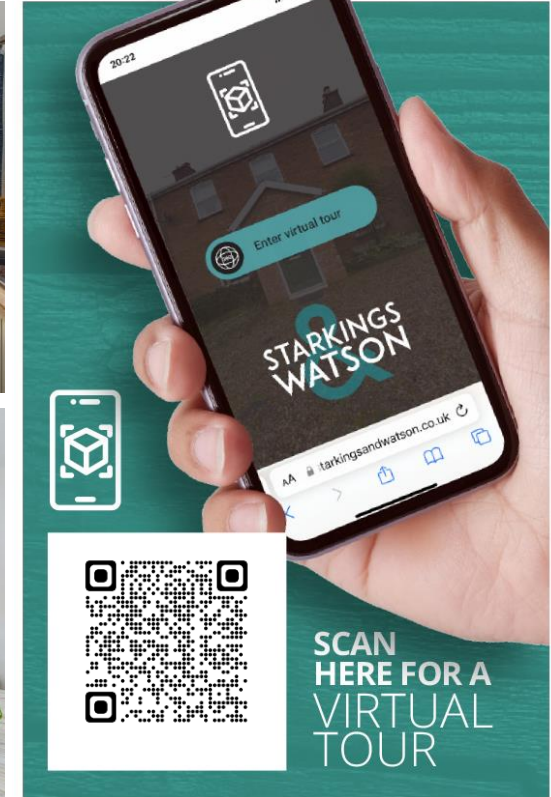
BEE-ORCHID WAY

Rockland St. Mary, Norwich NR14 7UJ

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01508 356456

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STARKINGS & WATSON

- Contemporary & Modern Family Home
- Over 1250 Sq. ft (stms)
- Exclusive Cul-De-Sac Setting
- Double Cart Lodge Parking
- Dual Aspect Sitting Room
- Kitchen with Vaulted Ceiling
- Three Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

This BEAUTIFULLY PRESENTED modern 2020 built detached home with PRIVATE GARDENS and a DOUBLE CART LODGE is the perfect family home. Situated within an EXCLUSIVE CUL-DE-SAC setting and built to a HIGH STANDARD, over 1250 Sq. ft (stms) of accommodation can be found over two floors, including the AMAZING VAULTED KITCHEN/DINING space. With a STRIKING external APPEARANCE the OAK FRAMED porch with brick pillars and ANTHRACITE WINDOWS complete the contemporary look. The HALL ENTRANCE with luxury vinyl tiled flooring greets you, with STORAGE and a clean WHITE painted finish. The SITTING ROOM boasts a DUAL ASPECT GARDEN access, with a study and cloakroom. The KITCHEN sits under a vaulted ceiling with integrated cooking appliances and a dishwasher, with THREE WINDOWS and VELUX WINDOWS for excellent natural light, with a useful utility room beyond. Upstairs, THREE BEDROOMS lead off the landing, with an EN SUITE and family bathroom.

SETTING THE SCENE

Situated in a select and exclusive cul-de-sac, a brick weave driveway leads to the main property with an open fronted double cart lodge which offers potential to enclose and secure. Parking can be found in front of the cart lodge, with gated access to the garden.

THE GRAND TOUR

Stepping inside, a welcoming, bright and spacious hall entrance is finished with Karndean wood effect flooring under foot, whilst stairs lead up and storage can be found below. The Karndean wood effect flooring runs into the sitting room, finished with windows to front and French doors to rear. Dressed to impress, this inviting reception space again is finished with white walls and a smooth ceiling. The study is a useful space, located next to the cloakroom. The heart of the home is the kitchen/dining room, set under a vaulted ceiling with velux windows and recessed spotlights. A range of built-in storage creates a u-shape layout with an inset gas hob and built-in 'Bosch' electric oven with a stainless steel splash back and extractor fan, and built in Bosch dishwasher. Tiled flooring runs under foot, with space for a table, and no less than three windows and French doors to side. To ensure the room remains a usable multi-functional living space, a separate utility room offers space for noisy laundry appliances. Heading upstairs, luxury carpets run under foot, with doors to the three bedrooms and family bathroom. One bedroom is currently used as a dressing room, with the other two finished with double beds. The main bedroom faces to front, with an en suite shower



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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room, tiled splash backs and heated towel rail. The family bathroom is also tiled to the splash backs and floor, with a heated towel rail.

THE GREAT OUTDOORS

The low maintenance garden enjoys the south sun, whilst being laid to shingle for easy maintenance. A patio extends from the sitting room and kitchen French doors, whilst the garden is enclosed with timber panelled fencing, and various creeper style plants are establishing themselves on the borders.

OUT & ABOUT

The South Norfolk village of Rockland St Mary is a highly sought after location due to its country setting, whilst neighbouring the villages of Bramerton and Surlingham. The village of Rockland St Mary provides local amenities including bus service, village store, doctors' surgery and post office as well as a public house. Access to the river network and Norfolk Broads can also be gained by the Rockland St Mary Staithe. Excellent transport links are provided to Norwich and Beccles.

FIND US

Postcode : NR14 7UJ

What3Words : ///young.weary.directive

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge for the communal space on the development is charged in the region £87.63 PA.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

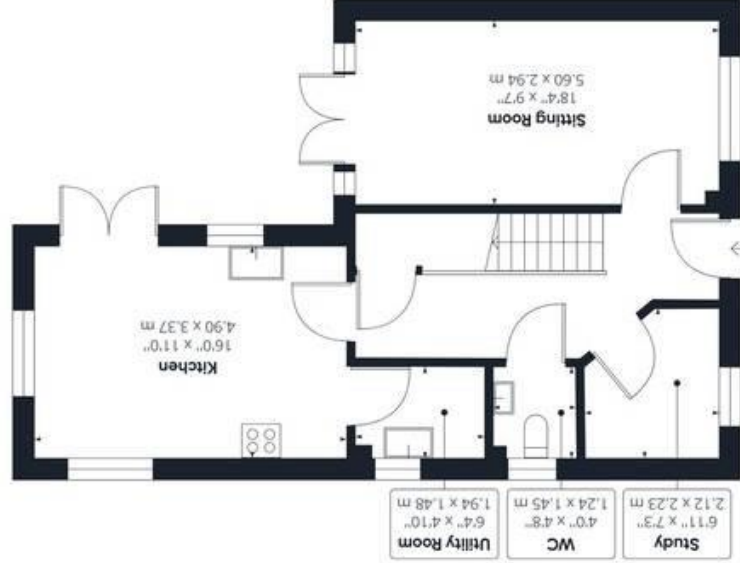
(1) Excluding balconies and terraces

Approximate total area (1)
 1252.31 ft²
 116.34 m²

Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

