

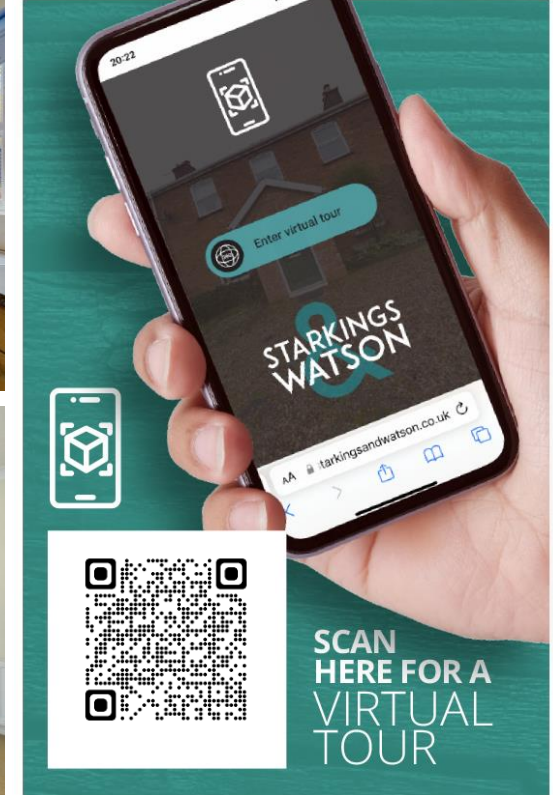
SURLINGHAM LANE

Rockland St. Mary, Norwich NR14 7HH

Freehold | Energy Efficiency Rating : C

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

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- No Chain!
- Detached Family Home
- Approx. 1373 Sq. ft (stms)
- Three Reception Rooms
- Kitchen & Separate Utility Room
- Four Bedrooms
- En Suite & Family Bathroom
- Double Garage & Driveway

#### IN SUMMARY

NO CHAIN and READY TO MOVE IN. Fronting this small development with an IMPOSING STYLE, this detached family home offers AMPLE PARKING, a DOUBLE GARAGE, LAWNED GARDENS, and some 1373 Sq. ft (stms) of accommodation - all within a SHORT DRIVE to NORWICH City Centre. The accommodation is centred around a HALL ENTRANCE, with all rooms ready to move in, but with HUGE POTENTIAL to DECORATE or MODERNISE if required. Doors lead to the CLOAKROOM, study, 17' SITTING ROOM, open plan 13' DINING ROOM, and to the KITCHEN which in turn leads to the utility room. Upstairs, FOUR BEDROOMS lead off the landing, including the main bedroom with EN SUITE shower room, and further family bathroom. The rear GARDEN was clearly a PASSION for the previous occupier, with PLANTED BORDERS, a central lawn and access to the DOUBLE GARAGE.

#### SETTING THE SCENE

Occupying a private driveway setting which serves only two properties, a hedged and lawned frontage encloses the road way, with access to the double garage and main entrance door. Lawned gardens can be found directly outside, with a pathway entrance to the front door, and a gated access to the garden.

#### THE GRAND TOUR

Once inside, the hall entrance greets you, with fitted carpet and a recessed door mat, stairs to the first floor landing and storage below. Doors lead at first to the two piece cloakroom with tiled splash backs, and adjacent into the study, with fitted carpet and a double glazed uPVC window to front. Opposite is the main living space, starting with the sitting room, centred around a feature fire place, and with a bay window to front. The dining room is open plan, laid to carpet, and offers bi-folding doors onto the garden patio. To your right a door leads into the kitchen, with a fitted range of functional wall and base level units, including an inset gas hob with extractor fan, built-in eye level electric double oven, and space for further appliances. A door leads to the entrance hall, and to the matching utility room, with space for further appliances, and the gas fired central heating boiler in place. Upstairs, the carpeted landing offers storage, with doors to the four bedrooms, one with built-in storage, and one with an en suite shower room. Th en suite has been replaced in recent years, with a range of built-in storage, heated towel rail and attractive tiled splash backs. The three piece family bathroom is the original suite.



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### THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped, incorporating a central lawn, planted beds, and a sweeping patio. A gated access leads to the driveway, with an outside tap installed, and direct access to the double garage, with a door to side, storage above, power and lighting.

### OUT & ABOUT

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

### FIND US

Postcode : NR14 7HH

What3Words : ///dogs.stalemate.testers

### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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**GIRAFFE 360**

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<sup>(1)</sup>**

1373.03 ft<sup>2</sup>  
127.56 m<sup>2</sup>

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