

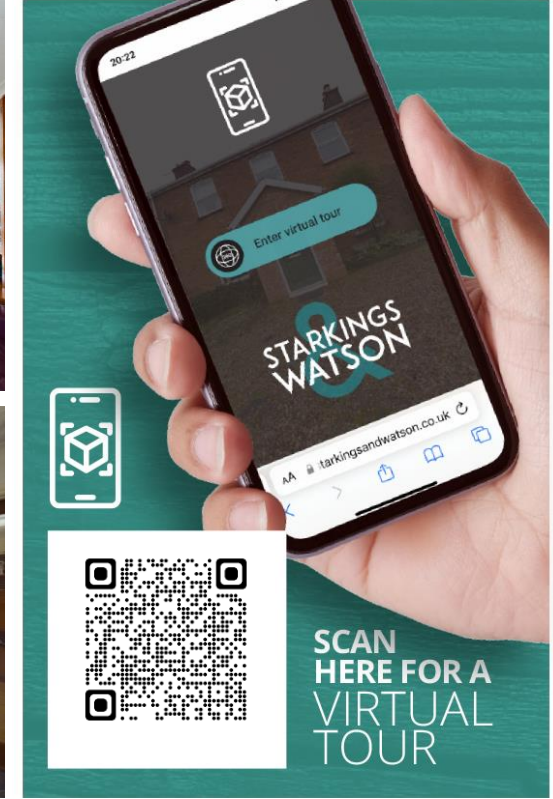
SURLINGHAM LANE

Rockland St. Mary, Norwich NR14 7HH

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE
PROPERTY



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- No Chain!
- Detached Bungalow with Extended Layout
- Approx. 0.39 Acre Plot (stms)
- Rural Setting & Elevated Position
- Open Plan Sitting/Dining Room with Wood Burner
- Open Plan Kitchen with Conservatory Dining
- Three Double Bedrooms
- Heated Swimming Pool & Sauna

IN SUMMARY

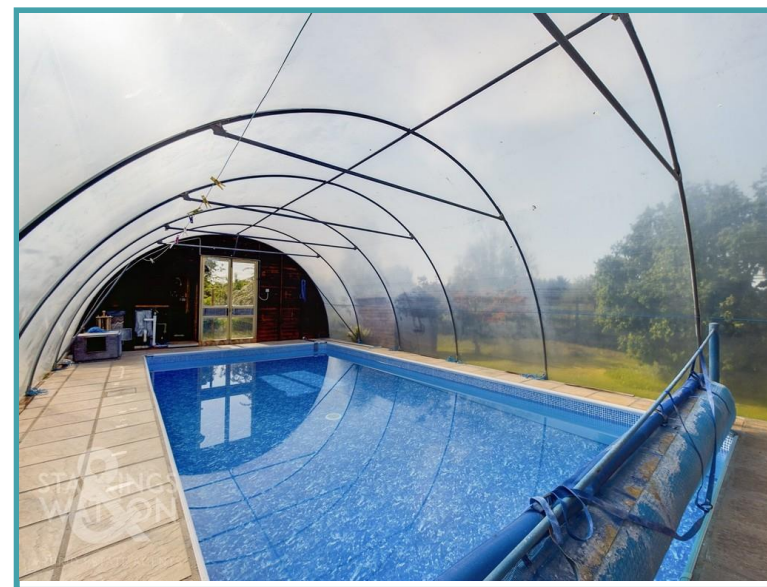
NO CHAIN. This DECEPTIVELY SPACIOUS 1500+ Sq. ft (stms) DETACHED BUNGALOW occupies a 0.39 ACRE PLOT (stms) with a range of OUTBUILDINGS and HEATED SWIMMING POOL. EXTENDED and finished with a HIGH SPECIFICATION, the property enjoys an ELEVATED RURAL SETTING with HUGE POTENTIAL. The bungalow itself offers an ATTRACTIVE PORCH and HALL ENTRANCE, with doors to the 23' SITTING ROOM which is centred around a feature fire place, and with doors to the open plan KITCHEN and GARDEN ROOM - offering BUILT-IN APPLIANCES and a fantastic seating and entertaining space with direct garden access. Back to the hall, THREE DOUBLE BEDROOMS lead off, along with a CLOAKROOM and LUXURY MARBLE FAMILY BATHROOM with VILLEROY and BOCH fittings. The EN SUITE is similarly finished and includes a fully tiled finish. To the outside, the GARDENS are METICULOUSLY MAINTAINED, with a built-in SAUNA, space for a Jacuzzi, HEATED SWIMMING POOL including CHANGING ROOMS and a HOME OFFICE/LOG CABIN.

SETTING THE SCENE

With an elevated plot and extensive frontage, a block paved driveway leads to the shingle driveway and turning space. A lawned frontage and planting can be found to front with the driveway leading to the garage and further parking.

THE GRAND TOUR

Heading inside, the porch entrance offers an ideal meet and greet space, with double doors opening to the hall entrance. Wood flooring sweeps through the hall with a range of storage and a beautiful designer vertical radiator. The principal reception space and bedrooms lead off the hall, starting with the main sitting room, a large L-shaped room with a feature fire place and wood burner, with a picture window to front and ample space for seating and dining. A door leads into the kitchen with sliding patio doors into the garden room - finished with tiled flooring and under floor heating, vaulted ceiling and air-conditioning. This open plan space offers an extension to the living space and the kitchen, with a further run of built-in kitchen storage and French doors to the garden. The kitchen is finished with granite work surfaces, and a range of appliances including a Falcon Range style self cleaning oven with extractor fan, a further electric double oven and a steam oven, along with under floor heating. Back into the entrance hall, the double bedrooms can be found, one facing to front with built-in wardrobes, the second faces to side, and the back bedroom is the main bedroom with garden views and a door to the luxury en suite shower room, with a multi-jet rainfall shower. The family bathroom



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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 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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with under floor heating is a high specification luxurious suite with a marble twin sink unit with storage, W.C, bidet and shower with a rainfall multi-jet shower.

THE GREAT OUTDOORS

The rear gardens have been meticulously maintained offering a blend of formal gardens, outside storage and leisure activities including a heated swimming pool and sauna. The garden is mainly laid to lawn with a wide variety of planting including a beautiful liquid amber tree and grape vine trailing over a timber pergola walk-way. The sauna adjoins the garage which sits next to a patio which offers an ideal space for a Jacuzzi. The garden continues with a green house and timber built log cabin/home office which is finished with power and lighting. The swimming pool is located to the far end within a poly tunnel, with a timber built changing room, storage shed and plant room.

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.

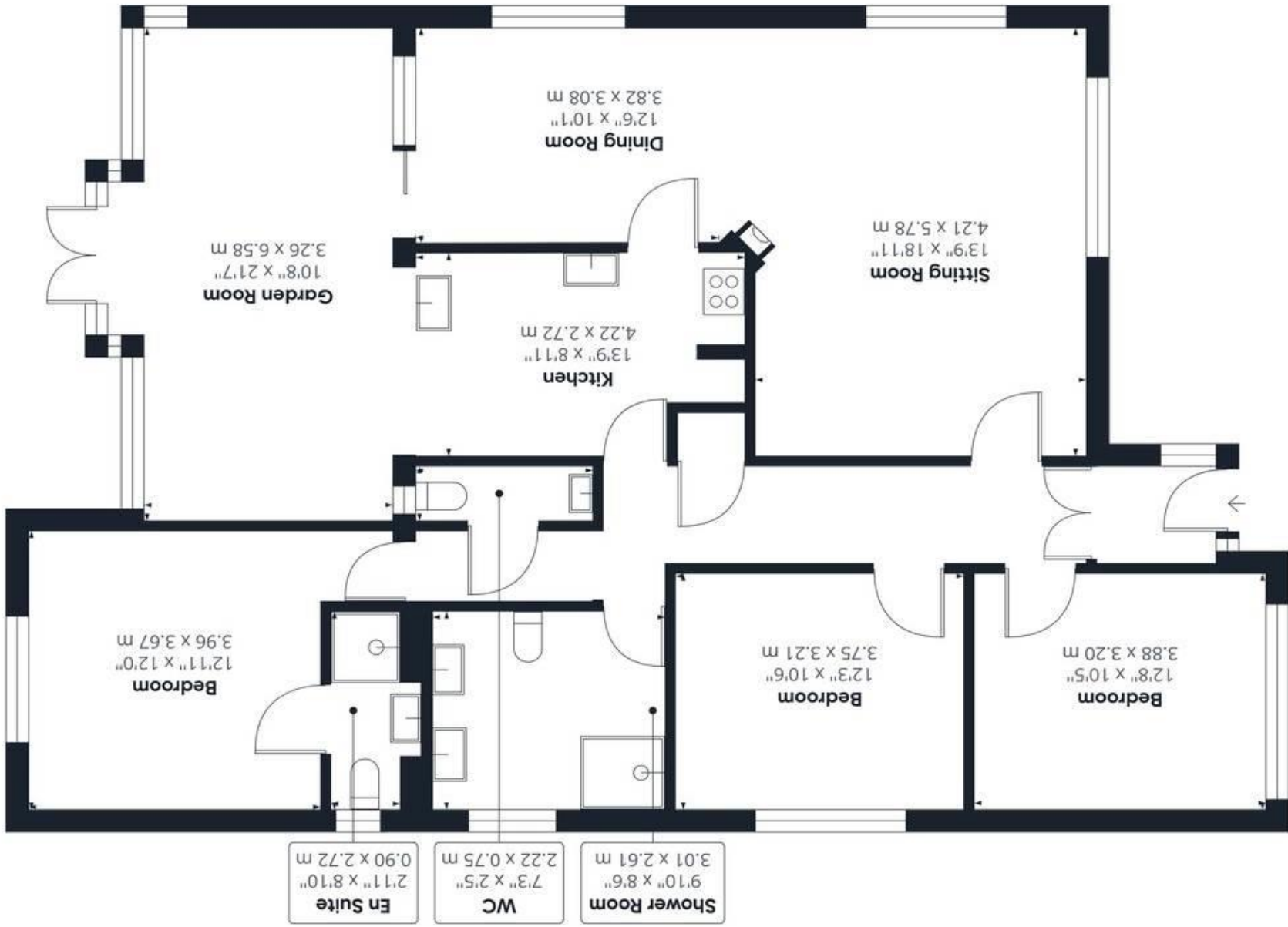
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VIRTUAL TOUR

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



Approximate total area⁽¹⁾
 1526.80 ft²
 141.84 m²

(1) Excluding balconies and terraces

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.