



New Inn Hill,
Rockland St Mary, Norfolk



Musker McIntyre are pleased to offer this **CHAIN FREE** individual built and designed detached bungalow, built in the early 1990's, situated in the much sought after village of Rockland St Mary and being within easy reach of the river and a local pub. The property offers two double bedrooms with en-suite to master, generous living spaces, including a separate sitting and dining room, kitchen/breakfast room and garage with utility and study.

Accommodation comprises briefly:

- Entrance Hall
- Two Double Bedrooms
- En-suite to Master
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Private Garden with Summerhouse
- Garage with Utility & Study
- Ample Off Road Parking



Property

The front door leads into the entrance hall with an airing cupboard and further storage cupboard. Located to the rear of the property is a well presented sitting room which overlooks the rear garden and benefits from a feature brick fireplace with wooden beam over and a fitted cast iron wood burning stove and mock wooden ceiling beams. Leading off the hall is a dual aspect kitchen/breakfast room fitted with worktops with inset stainless steel sink and drainer, cupboards and drawers under and recess with space and plumbing for a washing machine, matching pine wall cupboards and a free standing range style electric cooker having an extractor hood over. A floor mounted oil fired boiler provides central heating and domestic hot water and a uPVC sealed unit double glazed door leads out to the garden. The separate dining room overlooks the garden too and could also be used as a third bedroom if required. Two bedrooms are located to the front with the master benefiting from an ensuite comprising coloured panel bath, low level W/C, bidet and pedestal wash basin. The main bathroom comprises a shell suite with panel bath, low level W/C and pedestal wash basin.



Outside

Outside to the front, the property is approached via a shingle driveway which provides ample off road parking and extends to a single garage and access to a utility room, both with water, power and lighting connected, there is also a study benefiting anyone who is looking to work from home. The driveway extends to the front entrance. To the rear the garden is mainly laid to lawn with flower, shrub and rose borders along with a paved patio with plenty of space for garden furniture. In the corner of the garden there is a timber summer house in need of some updating.

Location

Rockland St Mary is a very popular village located equidistant between the Cathedral City of Norwich and the market town of Loddon in the arc of the River Yare. The village has good facilities including a village shop with post office and café, regular bus service to Norwich, a primary school and school bus service to Framingham Earl High School. The village pub, The New Inn is situated at the end of the Staithe which leads to Rockland Broad and the River Yare. There are excellent walks and the whole of the South Norfolk Broads are within easy reach. Norwich is approximately 7 miles distant and provides a full range of cultural and commercial facilities including a mainline train link to London Liverpool Street (approx. 1 hour 55 minutes).

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil-fired central heating. All mains connected.

Energy Rating: E

Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR14 7HP

What3Words: ///actors.accordion.imposes

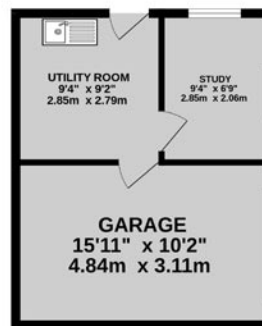
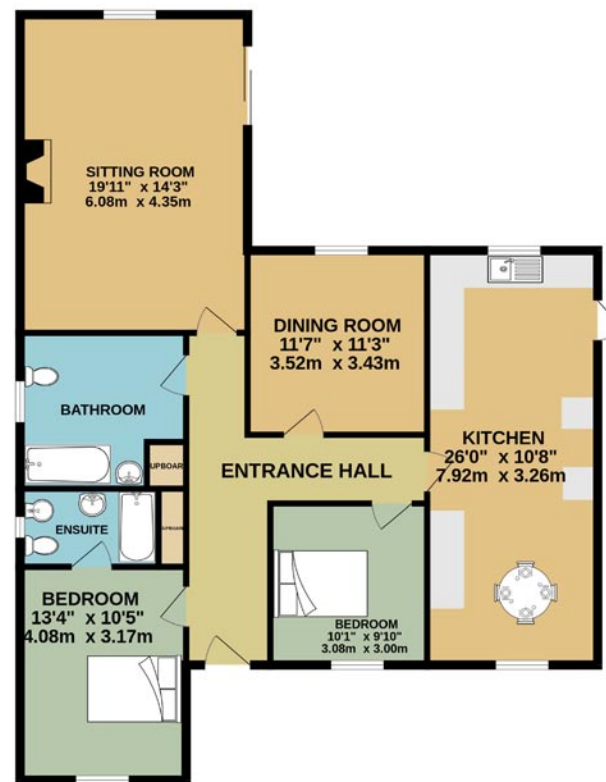
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £350,000



TOTAL FLOOR AREA: 1531 sq.ft. (142.3 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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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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