

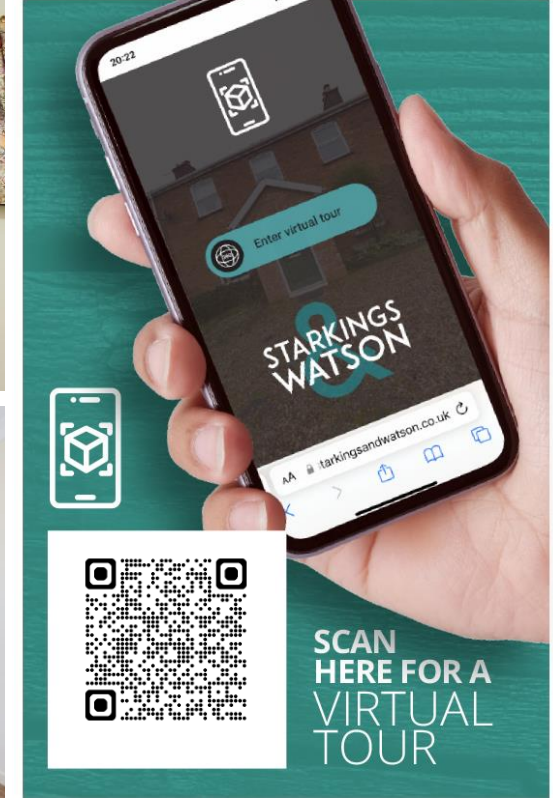
THE STREET

# Rockland St. Mary, Norwich NR14 7HQ

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- Detached Family Home
- 0.25 Acre Plot (stms)
- Rural Village Setting
- Three Reception Rooms
- Conservatory
- Four Bedrooms
- Shower Room, Bathroom & En Suite
- Double Garage & Field Views

#### IN SUMMARY

This DETACHED FAMILY HOME occupies a NON-ESTATE SETTING backing onto FIELDS with a 0.25 ACRE PLOT (stms). With EXTENSIVE ACCOMMODATION of over 2000 Sq. ft (stms) and a FLEXIBLE LAYOUTENTIAL, the property has a NEUTRAL DECOR, AMPLE PARKING and a DOUBLE GARAGE. A welcoming HALL ENTRANCE leads to the 16' SITTING ROOM, with double doors to the CONSERVATORY, opening to the 16' DINING ROOM, and an adjacent 16' KITCHEN/BREAKFAST ROOM with ample storage next door. Further accommodation includes a utility room, SHOWER ROOM and study/family room, along with an internal door to the DOUBLE GARAGE. Upstairs, FOUR BEDROOMS lead off the landing, with a DRESSING ROOM and EN SUITE to the main bedroom, and a family bathroom serving the others. The gardens are laid to lawn with A WEALTH of PLANTING, offering a HIGH DEGREE of PRIVACY.

#### SETTING THE SCENE

Set back from the road behind high level hedging and trees, a sweeping shingle driveway offers ample off road parking, with access to the integral double garage, main property and gated rear garden.

#### THE GRAND TOUR

Once inside, a carpeted hall entrance offers a pleasant meet and greet space, with stairs to the first floor, and doors leading to the main reception rooms, starting with double doors to the sitting room. With a bay window to front, this spacious room offers a feature fireplace and sliding doors to the conservatory - a fantastic addition to the living space with lovely garden views. The dining room sits next to the kitchen, and of course could be a family or playroom if needed. There is ample space to dine in the kitchen, with a large breakfast bar, ample cupboard space, and integrated cooking appliances along with space for a dishwasher. There is space for a fridge/freezer, with a door taking you back into the hall entrance, and into the adjacent utility room where there is space for laundry appliances and further storage. The ground floor shower room is fully tiled and offers a thermostatically controlled shower. The study/family room extends to 15' and offers a versatile reception space, with integral access to the garage. Upstairs, the four bedrooms lead off the landing, with the three smaller bedrooms offering built-in storage, and the main bedroom a dressing room. An en suite shower room can also be found to the main bedroom, with the family bathroom offering storage tiled splash backs and storage under the sink.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### THE GREAT OUTDOORS

The rear garden is a private and secluded lawned space, with mature hedging and shrubbery, along with various planted borders. A patio extends from the rear of the property, with a timber built storage shed and seating area with a timber pergola. The garage offers an up and over door to front, 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 7HQ

What3Words : ///dolly.washed.leaky

### VIRTUAL TOUR

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

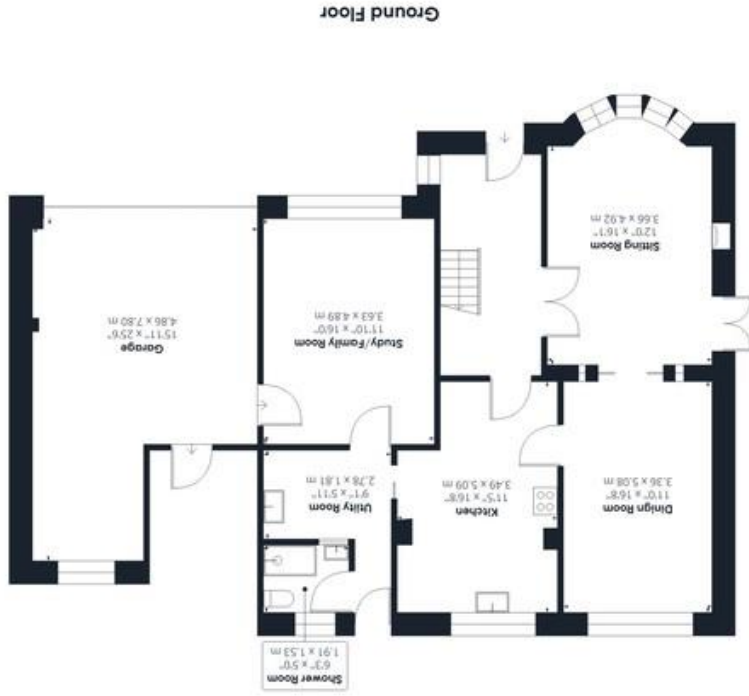
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)



**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>**

2045.31 ft<sup>2</sup>  
190.02 m<sup>2</sup>