

ST. MARGARETS WAY

Rockland St. Mary, Norwich NR14 7HB

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



A hand holding a smartphone displaying the 'STARKINGS & WATSON' virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. A small icon of a smartphone with a house on the screen is also visible.

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STARKINGS & WATSON

- No Chain!
- Detached Bungalow & Garage
- Cul-De-Sac Setting
- Open Plan L-Shaped Sitting/Dining Room
- Spacious Kitchen/Breakfast Room
- Three Double Bedrooms
- Family Bathroom & Shower in Main Bedroom
- Private Non-Overlooked Gardens

IN SUMMARY

NO CHAIN. This DETACHED BUNGALOW occupies a cul-de-sac setting within the RURAL VILLAGE of Rockland St. Mary - on the outskirts of NORWICH. With over 1290 Sq. ft (stms) of accommodation, the property is set back from the road with a large SHINGLE DRIVEWAY and mature lawned frontage. Having been WELL MAINTAINED over the years, a new gas fired CENTRAL HEATING BOILER was installed in 2021. The accommodation comprises a hall entrance, 19' SITTING ROOM, 11' OPEN PLAN DINING ROOM, 15' kitchen/breakfast room, and THREE BEDROOMS. The main bedroom includes BUILT-IN WARDROBES and an OPEN PLAN EN SUITE SHOWER and vanity unit. The family bathroom includes a SHOWER over the bath. Heading outside, the GARDENS are NON-OVERLOOKED and fully enclosed, with access to the GARAGE.

SETTING THE SCENE

Set back from the road, a well manicured front lawned garden can be found, with hedged borders, mature planting and a shingle driveway. Ample

tandem parking can be found, with access to the main property and integral garage.

THE GRAND TOUR

Once inside, the entrance hall is carpeted, complete with useful built-in storage and a loft access hatch. Doors lead off to the bedrooms and main living space, starting with the smallest double bedroom to the right, which is finished with fitted carpet and a double glazed window to front - potentially an ideal study. The kitchen/breakfast room is well fitted and includes ample storage cupboards and drawers, with matching up-stands and tiled flooring. Space is provided for an electric cooker, and general white goods including a fridge and washing machine. A window and door faces to rear, whilst there is space for an island or breakfast table. The main living space includes a sitting room and separate dining room, all open plan with fitted carpet, a feature fireplace, and sliding patio doors to the rear garden. The final two bedrooms are both excellent size doubles, with front facing windows, built-in wardrobes to the main bedroom, and open plan en suite shower room and vanity unit with a hand wash basin. The family bathroom completes the property with a three piece suite, tiled walls and shower over the bath.

THE GREAT OUTDOORS

Heading outside, the garden is fully enclosed with timber panelled fencing, and non-overlooked. Mature planting runs around the borders, with mature planting, and feature central flower bed. A pathway runs across the rear, with a raised patio,



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outside tap, lighting, gated access to side and a door into the rear of the garage.

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 7HB

What3Words : ///history.trinkets.spotty

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^m
1296.78 ft²
120.47 m²

