



THE STORY OF

Chartwell

Rockland All Saints, Norfolk

SOWERBYS

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Rockland All Saints, Norfolk
NR17 1UA

Spacious Detached Bungalow

One-Bedroom Self-Contained Annexe

Situated Overlooking Village Playing Field

Sitting Room with Fireplace

Fitted Kitchen/Breakfast Room

Study/Bedroom Four

Detached Garage and Ample Off-Road Parking

West Facing Rear Garden

No Onward Chain

SOWERBYS WATTON OFFICE

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“The property enjoys a flexible layout.”

Situated along a peaceful unadopted lane overlooking the village playing field, you will discover this mature detached bungalow on the periphery of a popular and well-served village with amenities.

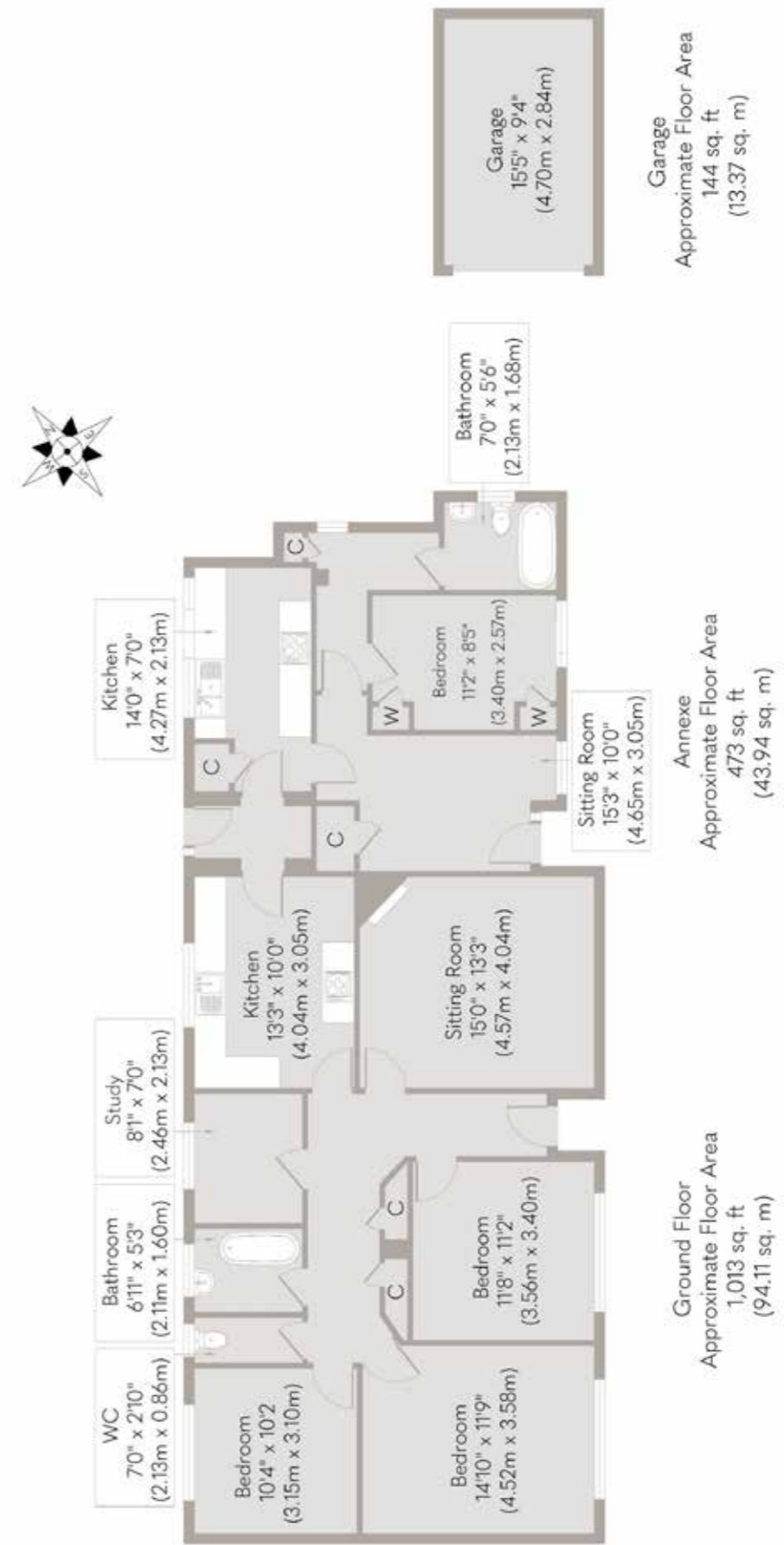
The property enjoys a flexible layout which features three/four bedrooms, a fitted kitchen/breakfast room, sitting room, bathroom and separate WC, as well as front and rear gardens with a westerly aspect to the rear, ample driveway parking and a detached garage.

In addition, the former double garage which adjoins the property has been converted to provide a one bedroom self-contained annexe which is currently tenanted, however could be utilised as a granny flat or an office.

We understand that the current tenant looks after the accommodation well and would be delighted to stay, subject to negotiation and of course the necessary agreements. However, the property could also be offered with vacant possession should one require.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Rockland All Saints

IN NORFOLK
IS THE PLACE TO CALL HOME



The village of Rockland All Saints has a local shop, post office, village hall and public house.

Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

The nearby market town of Attleborough which is approximately five miles to the east offers a wide range of day to day shopping facilities, access to the A11 and a railway station serving Norwich and Cambridge.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.

Named as one of the best places to live in 2021,



Note from Sowerbys



“Chartwell is situated along a peaceful unadopted lane overlooking the village playing field.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D.Ref: 9134-5425-7300-0021-8222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///faced.ally.query

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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