



Broadfields Way, Rockland St. Mary - NR14 7HJ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Broadfields Way

Rockland St. Mary, Norwich

NO CHAIN. Over 920 Sq. ft (stms) of accommodation can be found inside this DETACHED BUNGALOW which enjoys a CUL-DE-SAC SETTING. Having been EXTENDED and MODERNISED over the years, the property is extremely FLEXIBLE whilst enjoying NON-OVERLOOKED GARDENS. The accommodation includes a 21' SITTING ROOM, modern fitted kitchen, utility room, THREE BEDROOMS, EN SUITE and family bathroom - all finished with uPVC double glazing and gas fired CENTRAL HEATING. The WELL STOCKED and MATURE PLOT includes various hedging and trees, creating a GREEN and LEAFY OUTLOOK, with PARKING to the front.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Cul-De-Sac Setting
- Flexible Interior with Up to Three Bedrooms
- Kitchen with Views Over the Cul-De-Sac
- Front Facing Sitting Room
- En Suite & Family Bathroom
- Parking to Front
- Private Non-Overlooked Gardens

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.

SETTING THE SCENE

Facing the road and set back behind mature well planted front borders, a lawned frontage leads to the adjacent tarmac driveway and main property. Attractive hedge boundaries line both sides of the bungalow, creating a green and leafy outlook. Gated access leads to the rear garden and a patio leads to the main entrance door.



THE GRAND TOUR

As you step inside, the hall entrance opens up with wood flooring underfoot along with a useful built-in storage cupboard and loft access hatch. The bedroom accommodation sits to the rear of the property with the living space to the front - enjoying views across the cul-de-sac. Immediately as you enter, a useful utility/boot room can be found to your left hand side with a range of built-in storage and space for laundry appliances, along with access to the wall mounted gas fired central heating boiler and electric fuse box. The main bedroom sits opposite with fitted carpet underfoot, uPVC double glazed window to rear overlooking the garden and with a door leading to a walk in wet room en suite - with fully tiled walls and non slip vinyl flooring. As you head around the hall entrance, the family bathroom can be found to your left with a white three piece suite, tiled splash backs and a heated towel rail. The third bedroom has been used as a study in recent years and also enjoys views over the rear garden, with the second bedroom being finished with fitted carpet and a door which leads out onto the rear patio. The main living room offers a continuation of the wood effect flooring which runs through the entrance hall, with ample space for soft furnishings and a dining table. The kitchen completes the property with an L-shape arrangement of wall and base level units with an inset gas hob and built-in electric double oven with integrated fridge, views across the cul-de-sac to front and space for a dining table.

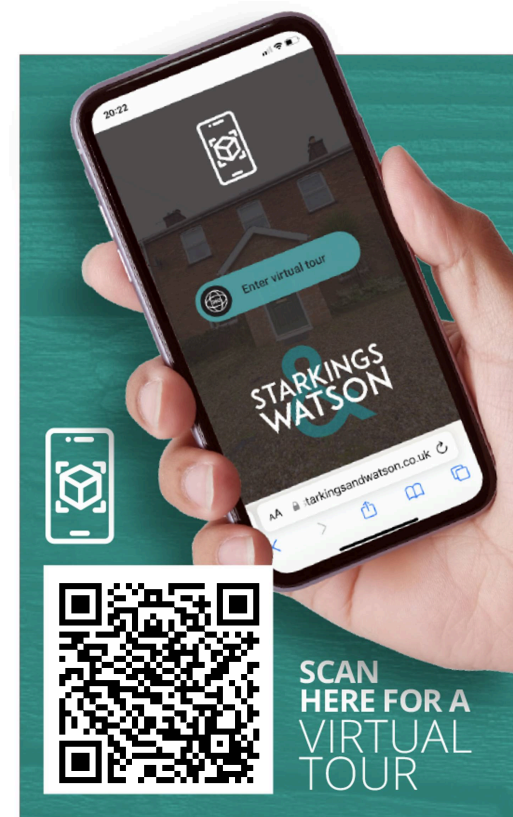
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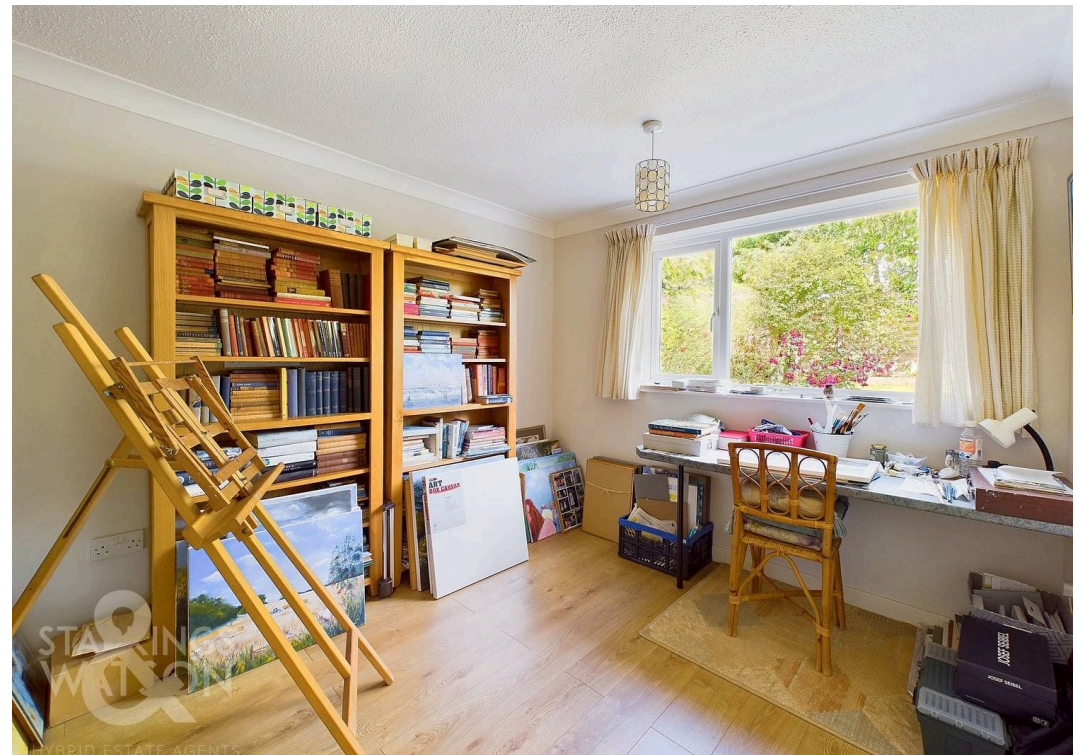
Postcode : NR14 7HJ

What3Words : ///relations.bank.hill

VIRTUAL TOUR

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



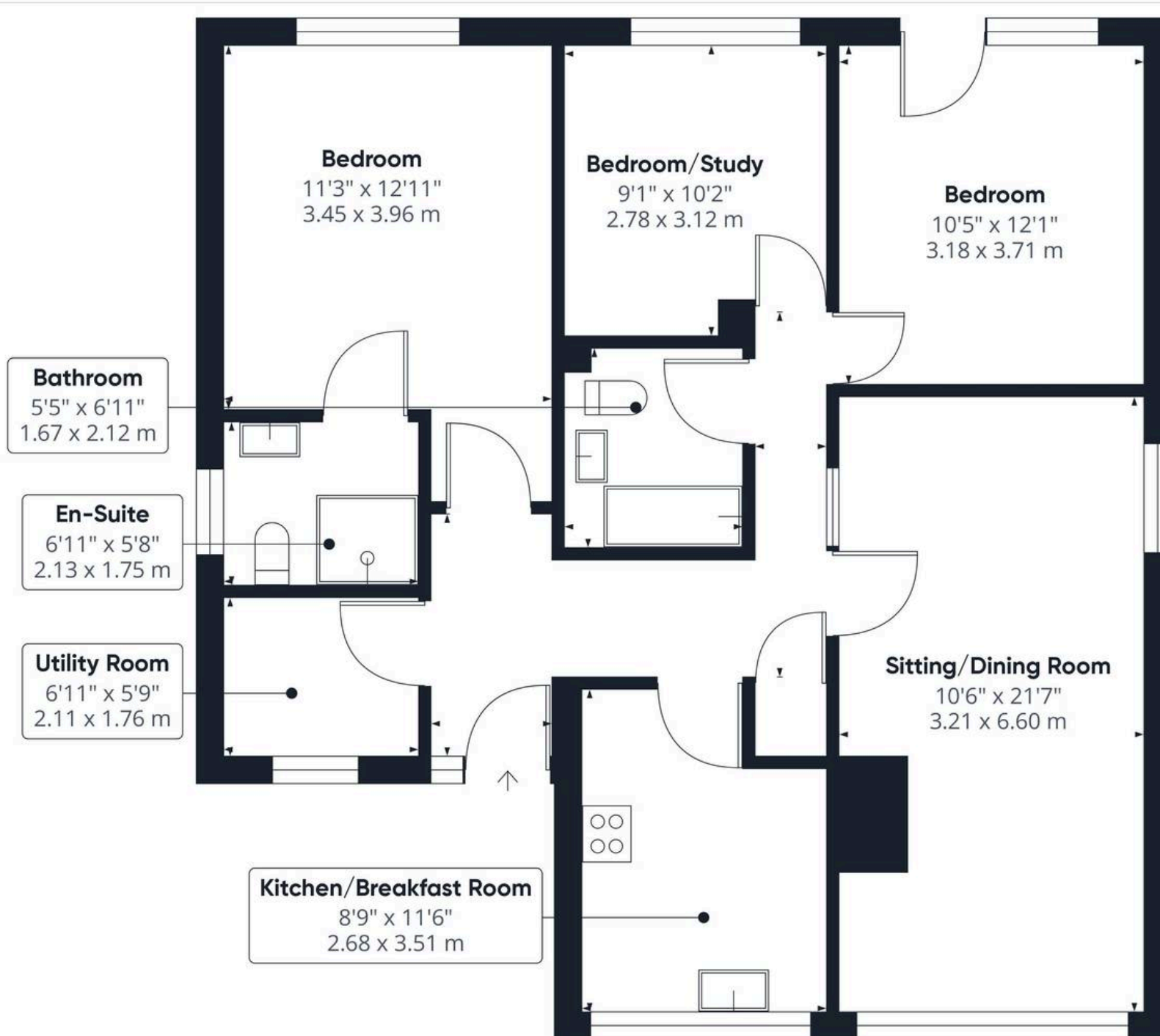




THE GREAT OUTDOORS

The rear garden is nestled amongst mature trees and hedging, with a lawn expanse and adjacent patio which is ideal for outside dining and entertaining. A useful timber built shed sits to the far right hand corner with a gated access leading to the front garden.





Approximate total area⁽¹⁾

922.9 ft²
85.74 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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 and 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.