

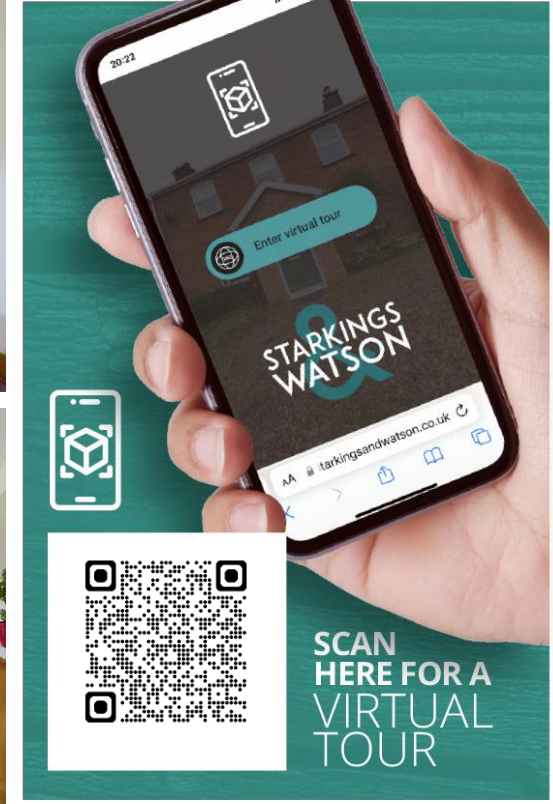
THE STREET

# Rockland St. Mary, Norwich NR14 7HL

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Detached Bungalow with Corner Plot
- Extended & Modernised Interior
- Dual Aspect Sitting Room
- Wren Kitchen & Adjacent Dining Room
- Up to Four Bedrooms
- En Suite & Family Bathroom
- Garage & Driveway Parking
- Fully Enclosed Garden

#### IN SUMMARY

UPDATED and MODERNISED, this detached BUNGALOW enjoys a CORNER PLOT with PRIVATE REAR GARDENS, and a CONTEMPORARY INTERIOR including SMOOTH CEILINGS, new plumbing, REPLACEMENT BOILER, new electrics and a WREN FITTED KITCHEN. Over 1070 Sq. ft (stms) of accommodation can be found within, including the 18' SITTING ROOM complete with a WOOD BURNER, 13' DINING ROOM with FRENCH DOORS and the WREN KITCHEN. Up to FOUR BEDROOMS can also be found, including the MAIN BEDROOM with EN SUITE, and shower room. POTENTIAL EXISTS to extend to side (stp), whilst the property also has the benefit from SOLAR PANELS.

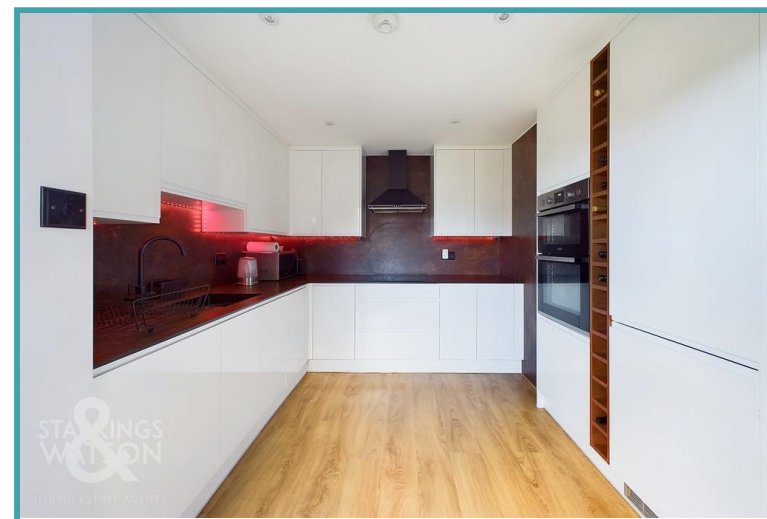
#### SETTING THE SCENE

Set back from the road and occupying a mature corner plot, steps lead down to the main entrance door with wrap around lawned gardens to the front of the side. The parking area can be found to the side of the property with the garage and driveway being open plan to the side garden. Mature high level

hedging offers a high degree of privacy to the front gardens.

#### THE GRAND TOUR

Stepping inside, the hall entrance offers wood flooring underfoot and a recessed barrier mat with access leading to the main living accommodation to the left hand side, and bedroom accommodation to your right. The hallway includes a built-in storage cupboard and loft access hatch, with recessed spotlighting above. Heading into the sitting room, dual aspect views can be enjoyed to the front and side, with a continuation of the wood flooring underfoot and a recessed cast iron wood burner creating a focal point to the room. The dining room is open plan with French doors leading to the side garden and further wood flooring underfoot. The kitchen leads off to your right hand side offering an L-shape arrangement of wall and base level units with eye catching work surfaces and matching up-stands. Integrated cooking appliances include an electric ceramic hob and built-in eye level electric double oven, integrated fridge freezer, dishwasher and washing machine. A further glazed door leads to the rear garden with easy to maintain wood effect flooring underfoot. Back into the dining area, a further bedroom or reception room leads off, currently offering fitted carpet underfoot, windows to side and rear and an en suite bathroom including an electric shower over the bath, tiled splash backs, heated towel rail and storage under the sink. Back into the main hall entrance, the further bedroom accommodation includes two doubles and one single,



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with the larger of the double bedrooms offering French doors to the rear garden. Completing the property is the shower room which has been modernised in recent years to include a thermostatically controlled shower, storage under the sink unit and heated towel rail.

#### THE GREAT OUTDOORS

A formal rear garden can be found enclosed with timber panel fencing and gated access leading to the front of the property. There is huge potential to further landscape the space, making use of the bright, sunny and private aspect that the property enjoys. The garage can be found to the side of the property.

#### 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 7HL

What3Words : ///frozen.slipping.swerving

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The solar panels are on a 'rent a roof' scheme, with a lease in place, and the use of the electric the panels generate.

**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

Calculations are based on RICS IPMS 3C standard.  
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(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
1079.3 ft<sup>2</sup>  
100.27 m<sup>2</sup>

