

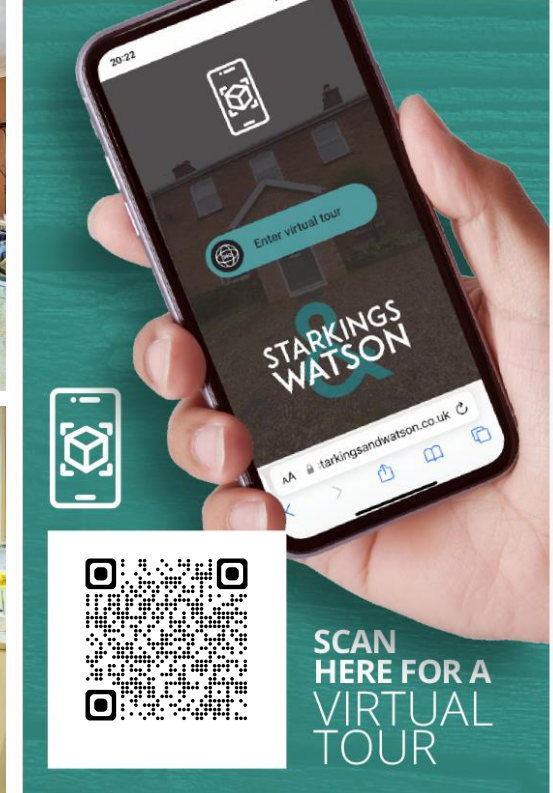
LOW LANE

# Rockland All Saints, Attleborough NR17 1TU

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Bungalow
- Approx. 0.22 Acres (stms)
- Backing Onto Farmed Fields
- 2018 Updated Kitchen
- Three Bedrooms
- Sitting Room with Wood Burner
- Fully Enclosed Rear Garden
- Garage Converted into Workshop

#### IN SUMMARY

VENDOR FOUND. Backing onto rolling FARMED FIELDS, this DETACHED BUNGALOW has been considerably EXTENDED over time to create a generous living space, while sitting on a plot measuring some 0.22 ACRES in total (stms). With AMPLE OFF ROAD PARKING to the front and a sizeable GARDEN to the rear, the property also benefits from a converted garage space currently serving as a WORKSHOP. Internally, the property benefits from THREE BEDROOMS with the potential for a fourth with some remodelling of the current LIBRARY/FAMILY ROOM. Separate shower and bathrooms allow for easy modern family living while a 2018 FITTED KITCHEN flows into the dining space effortlessly and with the addition of a BOOT ROOM at the very rear.

#### SETTING THE SCENE

The property is approached off this quiet country lane with a tree lined view to the front and low level timber fence opening to a generously sized shingle driveway suitable for parking of multiple vehicles whilst a double timber gate access can be found to the left of the property into the rear garden and main access door to your right.

#### THE GRAND TOUR

Stepping inside, you are first met with the central hallway granting access to all living space within the property with all wooden effect flooring laid underfoot. Initially you find

yourself entering with ample space for coat and shoe storage whilst the first two of the bedrooms can be found at the front of the property, the larger is the first you encounter with a dual aspect wooden framed double glazed windows and generously sized built in wardrobes all set with carpeted flooring underfoot leaving enough space for a large double bed and additional storage solutions. The bedroom sitting next door to this also offers a dual facing aspect with carpeted flooring underfoot and potential to house a double bed with additional storage. The smaller of the three bedrooms is slightly further down the hallway, a well-proportioned single bedroom that currently serves as a study, however could make the ideal bedroom or nursery if so desired. The property currently has separate shower and bathrooms, both offering three piece suites with the shower room benefiting from tiled flooring and a part tiled surround with corner shower unit and the bathroom having a mostly tiled surround with wall mounted electric shower over the bath and heated towel rail. The kitchen has recently been refitted to offer a wide range of wall and base mounted storage set around rolled edge work surfaces that extend out to offer a breakfast bar seating area next to the rear access door and larder cupboard. The storage units give way to multiple built in appliances including a dishwasher, five ring gas hob with extraction above dual eye level ovens. Easily flowing through from the kitchen is the sitting/dining room area. Initially you will find yourself in the dining space with all wooden effect flooring laid underfoot, with ample room for a generously sized dining table with sitting room just beyond overlooking the rear gardens with a much desired woodburner fitted in the corner for those colder winter evenings. The very centre of the home offers a versatile living space currently used as a library. This space could be closed off from the main living area to create a fourth bedroom utilising the access from the hallway with a skylight mounted in the ceiling or potential family/playroom. Finally, at the very rear of the home, a boot room creates the



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ideal space to return after a muddy country walk with wooden flooring underfoot and a wide range of wall and base mounted storage with a low level radiator.

#### THE GREAT OUTDOORS

Initially as you exit via the sitting room uPVC French doors, you are met with a flagstone patio seating area with views out into the garden beyond, currently housing a timber workshop with side access towards the front garden with a wood store and external brick building that currently houses the oil heating system. The rest of the garden is predominantly laid to lawn with fruit bearing trees lining your walk to the rear and multiple colourful shrubs and hedges running parallel to one another to the rear. The very rear of the property has currently been fenced off to create a separate planting and vegetable garden with rolling views over the fields beyond often frequented by wildlife and livestock.

#### OUT & ABOUT

The popular village of Rockland All Saints is situated in south west Norfolk and close to the A11 dual carriageway which has good access to both Norwich and the south including Cambridge, Newmarket and Stansted Airport. There is an active village hall, public house and a village run community shop which includes a post office. Hingham, the popular small Georgian market town is about 3 miles to the north and has a good range of local amenities, as does Attleborough that also has a railway station with a regular service to Cambridge and Norwich.

#### FIND US

Postcode : NR17 1TU

What3Words : ///chip.flocking.ladders

#### 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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1323.2 ft<sup>2</sup>  
122.93 m<sup>2</sup>

