



Broadfields Way, Rockland St. Mary - NR14 7HJ

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HYBRID ESTATE AGENTS



Broadfields Way

Rockland St. Mary, Norwich

This ELEVATED DETACHED BUNGALOW is set within a peaceful cul-de-sac, offering both PRIVACY and CONVENIENCE. The property presents a spacious 20' SITTING ROOM, featuring a charming WOOD BURNER that creates a welcoming focal point for relaxing or entertaining guests. The 11' KITCHEN provides EXTENSIVE STORAGE and workspace, making it ideal for keen cooks and those who enjoy hosting. A bright 12' CONSERVATORY extends the living space and allows for year-round enjoyment of the garden views, with FRENCH DOORS leading out. Accommodation includes up to THREE BEDROOMS, providing flexibility for family living, guests, or a home office. The SHOWER ROOM is well-appointed, ensuring comfort and practicality. Throughout, the property is well maintained and thoughtfully arranged to maximise both LIGHT and SPACE. DRIVEWAY PARKING is available to the front, along with an adjoining GARAGE that features an electric roller door, power, and lighting - ideal for secure storage or workshop use.



The enclosed REAR GARDEN is bordered by timber panel fencing, offering a secure and private retreat. Mature planting, shrubbery, and established hedging create a lush and attractive setting, while various trees act as focal points throughout the garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Elevated Detached Bungalow
- Cul-De-Sac Setting with Driveway Parking & Garage
- 20' Sitting Room with Feature Wood Burner
- 11' Kitchen with Extensive Storage
- 12' Conservatory with French Doors Leading Out
- Up to Three Bedrooms
- Shower Room
- Enclosed Well Stocked Garden

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. Rockland St Mary provides local amenities including bus service, village store, doctors surgery, Highly Rated Ofsted Primary School, post office as well as a public house. Access to the river network can also be gained. Transport links are provided to Norwich and Beccles.



SETTING THE SCENE

Set back from the road and enjoying a cul-de-sac setting, the property is approached via a hard standing driveway, with a lawned front garden and mature planting. Gated access leads to the rear garden, adjoining garage and main property.

THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring underfoot and a built-in storage cupboard - with an inner hallway section including a loft access hatch with doors leading to the bedroom and living accommodation. The main sitting room sits at the front of the property with two large windows flooding the room with excellent natural light - complete with fitted carpet underfoot and a feature fireplace including a cast iron wood burner with tiled hearth. The kitchen offers an extensive range of storage units with the gas hob, oven and fridge/freezer integrated and space for a breakfast bar. A window and door face to the side, with a cupboard housing the wall mounted new gas fired central heating boiler. The third bedroom is finished with fitted carpet and a side facing window, ideal as a bedroom or study. The main bedroom sits adjacent with garden views to the rear and fitted carpet underfoot, with the main family shower room sitting opposite - complete with a three piece suite including storage under the hand wash basin, corner shower cubicle with thermostatically controlled shower, and heated towel rail. The second bedroom offers a variety of uses with wood effect flooring underfoot and French doors leading to the adjacent conservatory with uPVC windows to side and rear, and French doors leading out.

FIND US

Postcode : NR14 7HJ

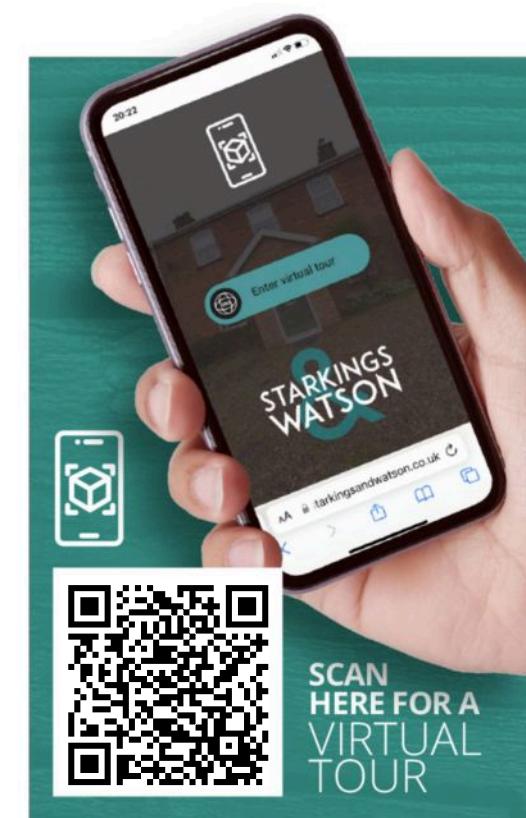
What3Words : ///vertical.perch.stickler

VIRTUAL TOUR

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

AGENTS NOTES

New Gas fired central heating boiler installed December 2025.







THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing whilst offering a wide variety of mature planting shrubbery, fruit trees (Apple / Plum) and hedging. Various trees create focal points to the garden, with grass areas and a patio seating area leading from the conservatory French doors. A storage area can be found to the rear of the garage with the adjoining garage offering electric roller doors to front with power and lighting.



Approximate total area⁽¹⁾
1087 ft²
101 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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 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.