



Bee-Orchid Way, Rockland St. Mary - NR14 7UJ



Bee-Orchid Way

Rockland St. Mary, Norwich

This STUNNING detached home offers a HARMONIOUS BLEND of TRADITIONAL CHARM and MODERN COMFORT, boasting an impressive 1600 sq. ft (stms) of FULLY UPADATED and MODERNISED LIVING SPACE. Situated in a peaceful location, the property enjoys OPEN GREEN SPACE to FRONT and PICTURESQUE FIELD VIEWS at the rear, providing a SERENE BACKDROP for every-day living. Upon entering, one is greeted by a WELCOMING HALL ENTRANCE with REPLACEMENT internal OAK WOOD DOORS, with the property boasting a recently installed gas fired CENTRAL HEATING BOILER, NEW RADIATORS, and further upgrades to include re-fitted external windows and doors - ensuring a contemporary yet cosy ambience throughout. The accommodation comprises THREE RECEPTION ROOMS, starting with the BAY FRONTED SITTING ROOM complete with a WOOD BURNER, dining room and family/garden room which sits under a VAULTED CEILING with BI-FOLDING DOORS leading out. The re-fitted KITCHEN with adjacent utility room offers ample storage, with a W.C from the HALL. Upstairs, FOUR well-proportioned BEDROOMS lead off the landing, including built-in WARDROBES and an EN SUITE in the main bedroom - with CONTRASTING TILING. The FAMILY SHOWER ROOM offers a WET ROOM STYLE SHOWER with contrasting tiles and modern suite.



Completing the picture is an integral DOUBLE GARAGE offering great potential for various uses, adding a practical touch to the property. Step outside into THE GREAT OUTDOORS, where the rear garden has been thoughtfully landscaped to perfection. A central LAWNED EXPANSE is surrounded by planted borders, timber panel fencing, and a delightful planted area at the far end accentuating the stunning FIELD VIEWS. The extended PORCELAIN PATIO seamlessly connects the family room and kitchen to the outdoors, providing an ideal spot for al fresco dining or relaxation. Additional features include a timber shed and covered seating area with power and lighting.

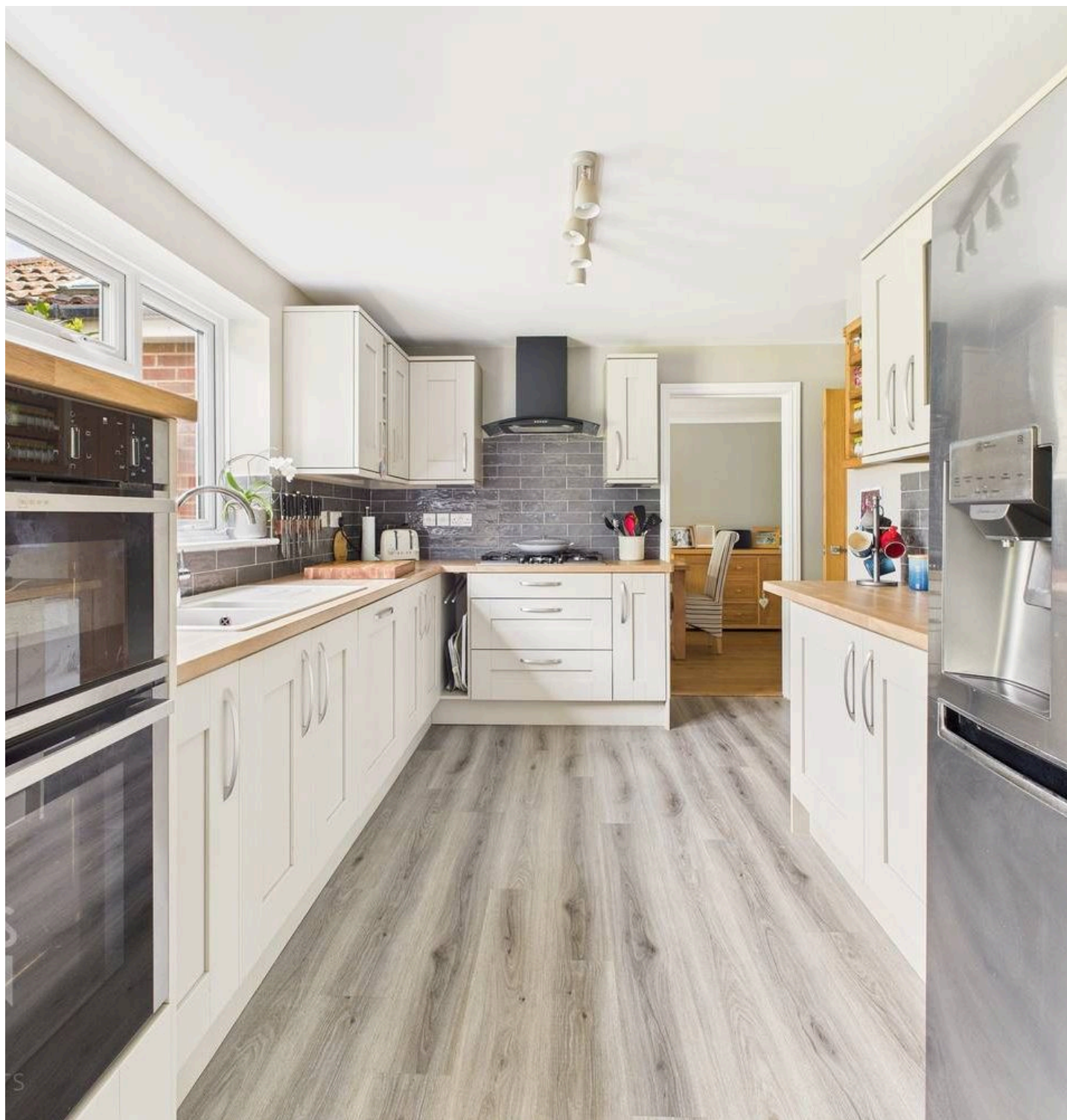
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: c

- Fully Updated & Modernised Detached Home
- Approx. 1600 Sq. ft (stms) of Accommodation
- Open Green Space to Front & Field Views to Rear
- Three Reception Rooms
- Re-fitted Kitchen & Adjacent Utility Room
- Four Bedrooms
- Re-fitted W.C, Family Shower Room & En Suite
- Integral Double Garage with Potential

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.



SETTING THE SCENE

Set back from the road behind open green space and tucked at the end of a private driveway serving only two properties, ample parking and turning space can be found with access leading to the integral double garage and main entrance door.

THE GRAND TOUR

Once inside, the hall entrance is finished with wood effect flooring underfoot with stairs rising to the first floor landing, and a built-in storage cupboard sitting below. Immediately to your left is the re-fitted ground floor WC with a white two piece suite including a feature hand wash basin with contrasting fitted storage below, attractive tiled splash-backs and wood effect flooring underfoot. The main sitting room enjoys a walk-in bay window to front with a feature brick built fireplace and cast iron wood burner, with fitted carpet flowing underfoot and double doors opening up to the adjacent dining room, for an open plan feel. The dining room and family/garden room beyond are complete with engineered oak wood flooring underfoot, with a vaulted ceiling to the family room with an exposed timber beam and velux window to side - flooding the room with excellent natural light. A door leads to the patio with further bi-folding doors on the end gable enjoying the open field views beyond. These two versatile rooms when fully open planned with the sitting room create the ideal family friendly or entertaining space. Sitting adjacent, the re-fitted kitchen offers an extensive range of built-in storage with integrated cooking appliances including a five ring gas hob with an extractor fan above and built-in eye level electric double oven with tiled splash-backs and wood effect flooring underfoot. Space is provided for a fridge freezer, with a dishwasher integrated and the adjacent utility room offering a further range of storage and space for laundry appliances. Tucked to the corner of the utility room, the wall mounted gas fired central heating boiler can be found with a window and door leading out to the rear garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors leading to the four bedrooms and family bathroom, and a loft access hatch with a light and pull down ladder. The main bedroom sits to the front of the property with a bespoke fitted range of wardrobes and storage drawers, with a front facing double glazed window and door to a private en-suite. Fully re-fitted including contrasting tiled splash-backs, the white three piece suite includes a walk-in shower cubicle with a twin head thermostatically controlled rainfall shower, heated towel rail and useful built-in storage under the hand wash basin. The fourth bedroom includes a built in storage cupboard, whilst the second and third bedrooms enjoy garden views to the rear of the property and fitted carpet underfoot. Completing the property is the family shower room, with a newly fitted white three piece suite including a walk-in shower cubicle, Grohe shower with a thermostatically controlled twin head rainfall shower with wet room style tiled flooring, contrasting tiled splash backs with built-in storage within the wall and heated towel rail.

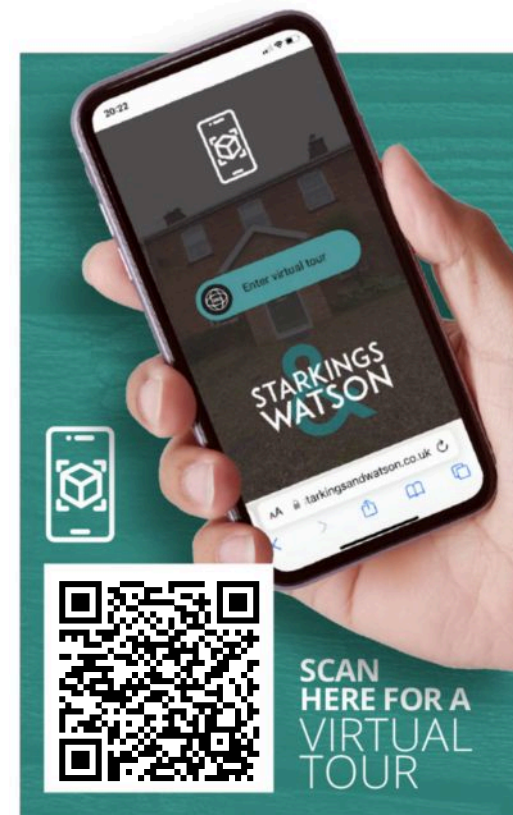
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VIRTUAL TOUR

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

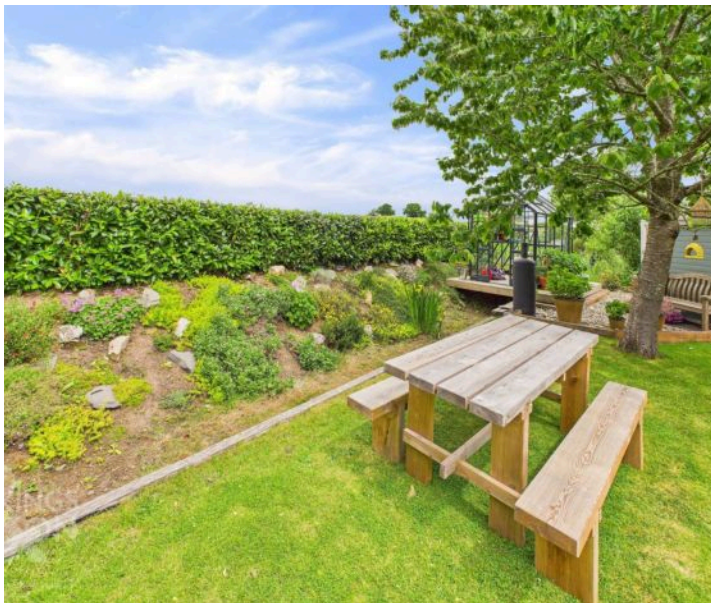


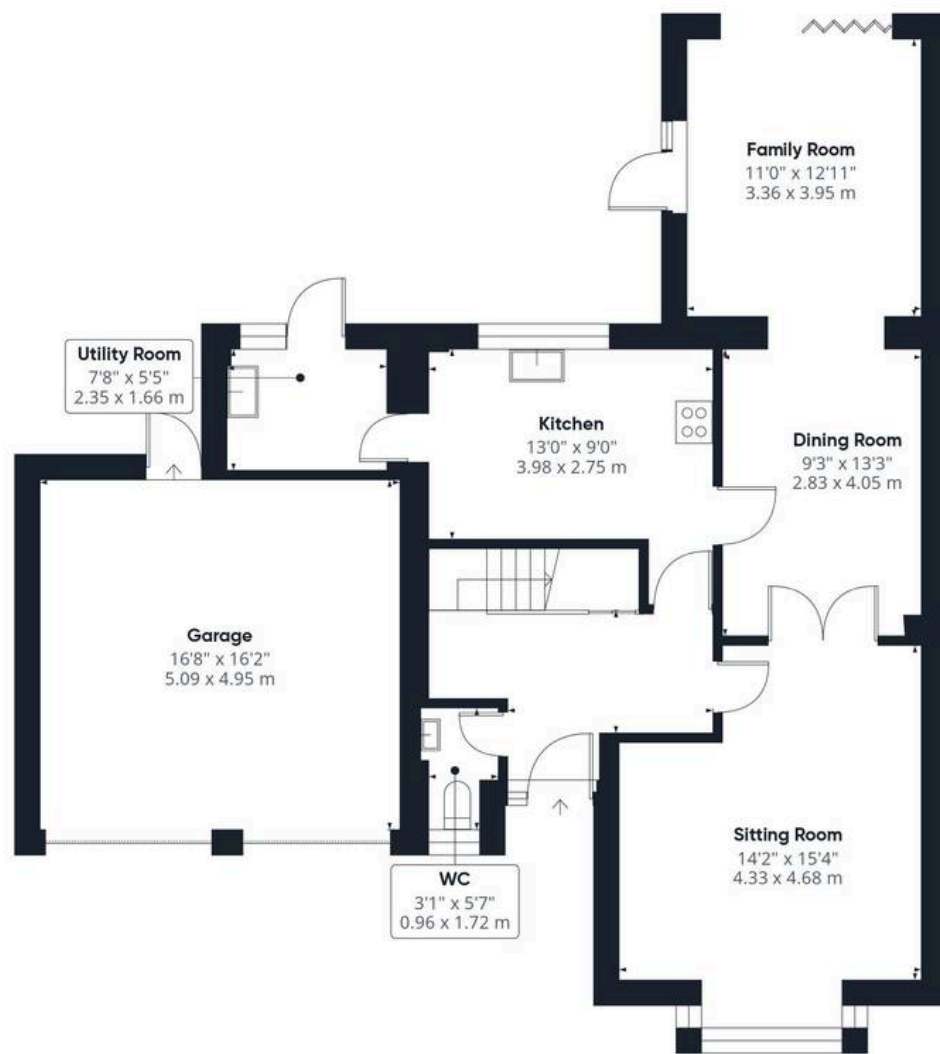




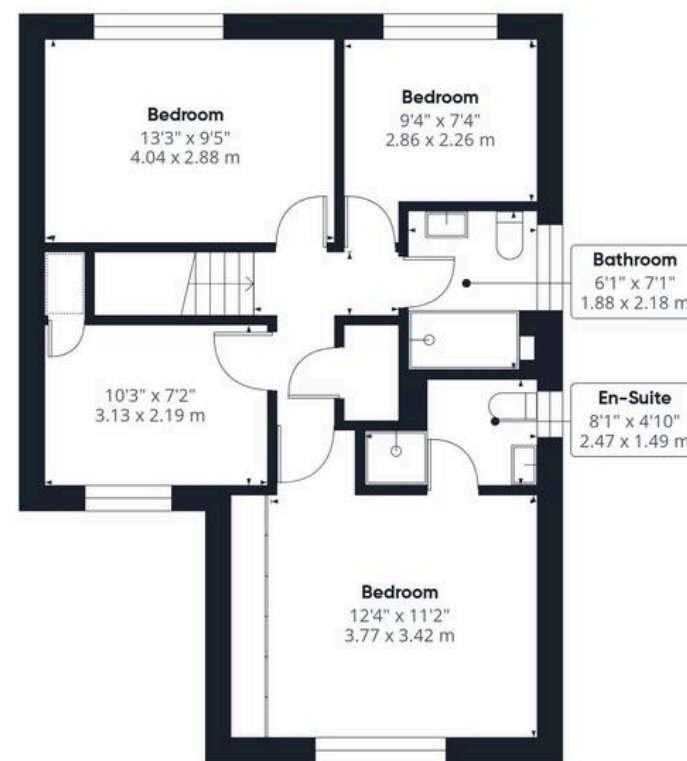
THE GREAT OUTDOORS

The rear garden has been meticulously landscaped to include a central lawned expanse, and extended porcelain patio leading from the family room and kitchen. Planted borders are enclosed within timber panel fencing to both sides, with a dry ditch at the very end of the garden with extensive planting and a low level hedge to enhance the view across the adjacent fields. A timber shed sits to one side with the decking area for a greenhouse, whilst a covered seating area with power and lighting installed continues with porcelain tiling underfoot, and space for a log store beyond. Gated access leads to one side of the property, with raised beds and a further space for a shed to the opposite side. The garage itself is integral to the property, with twin electric roller doors to front, storage above, door to rear, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1600 ft²
148.8 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.

GIRAFFE360



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