



**Stone Cottage School Lane, Rockland St. Mary Norwich NR14
7ET**

welcome to

Stone Cottage School Lane, Rockland St. Mary Norwich

A TRULY OUTSTANDING FOUR BEDROOM BRICK AND FLINT FACED SEMI-DETACHED HOME situated on a delightful plot on the edge of this sought after south city village. This wonderful and flexible family home has exceptionally spacious accommodation over three floors. It must be viewed to be fully appreciated



Entrance Door

Into porch then entrance door to hall with stairs to first floor.

Lounge

18' 10" x 15' 6" (5.74m x 4.72m)

Windows to front & rear aspects, doors to rear garden, inset cast iron woodburner and heavily beamed ceiling.

Kitchen/ Diner

18' 6" x 16' 4" (5.64m x 4.98m)

Fully fitted comprehensive range of eye and base level kitchen units, built in gas hob, built in dishwasher, built in fridge, central island, fitted gas fired Aga, windows to front and rear aspect.

Utility

7' 11" x 7' 9" (2.41m x 2.36m)

Inset butler sink, space for fridge/ freezer & washing machine, windows and door to rear garden.

Shower Room

Walk in shower cubicle and W/C.

First Floor Landing

Bedroom One

15' 9" x 9' (4.80m x 2.74m)

Window to rear aspect and radiator with cover.

Bedroom Two

12' x 11' 8" (3.66m x 3.56m)

Window to front aspect with ensuite:-

Ensuite

Shower cubicle, wash hand basin, W/C and window to rear aspect.

Bedroom Three

12' 9" x 9' 7" (3.89m x 2.92m)

Window to front aspect and radiator.

Separate W/ C

W/C

Bathroom

Shower cubicle, wash hand basin and window to rear aspect.

Second Floor

Bedroom Four

19' 8" x 11' 9" (5.99m x 3.58m)

Stunning double aspect bedroom and windows to front and rear aspects.

Walk In Loft

16' 7" x 9' 11" (5.05m x 3.02m)

Fitted batteries for solar panels, two Velux windows to rear aspect and window to rear aspect.

Exterior

The property has a driveway to front leading in turn to the garage with up and over door.



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welcome to

Stone Cottage School Lane, Rockland St. Mary Norwich

- Stunning brick and flint faced four bedroom semi-detached house
- 18th Century origins
- Three storey accommodation
- Mix of character and contemporary
- 100 ft (STMS) rear garden

Tenure: Freehold EPC Rating: C

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140173 - 0007

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