



3 Rockland Drive
Norwich, NR7 0BL

BROWN & CO



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A fine family home in an incredibly private location with four/five bedrooms, three receptions rooms and well-arranged accommodation across two floors. Extensive parking, garaging and wonderfully private gardens and grounds approaching 0.87 acres (stms).

No onward chain.

£795,000



DESCRIPTION

No. 3 Rockland Drive comes to the market for the first time in over 35 years and comprises a wonderful, detached house delightfully positioned at the end of a shared drive serving just four properties off Harvey Lane. The whole amounts to 0.87 acres (stms) and enjoys an unrivalled level of privacy surrounded by a plethora of mature trees, attractive shrubs and borders.

One of the joys of the house is the approach via Rockland Drive which is shingled and tucked away from the main road. You enter the house at the front into the main hall enjoying access to the principal sitting room with its log burner and dining room. Off the dining room lies the kitchen with access to a separate hall with external access to the front of the house and the shower room. Off the other side of the kitchen lead through into a central reception area which provides access to the garden and a further hall serving a double bedroom and a super garden room which enjoys access onto the terrace.

On the first floor there are three superb bedrooms which enjoy lovely views over the gardens, a family bathroom and a WC.

To the outside, the house is approached from the road via a shared drive serving a number of other properties and the gardens

surround the house, with the front garden/drive and double garage and then the larger rear garden being mainly laid to lawn with flower borders and specimen trees, extending some distance away from the property. There is scope to create something very special in the garden, whether that be a home office, tennis court or further landscaping subject to the relevant consents.

The whole is a wonderful opportunity in need or improvement throughout and is offered with no onward chain.

LOCATION

Rockland Drive is situated off Harvey Lane, itself up above the Yarmouth Road in Thorpe St Andrew and located within easy reach of the centre of Norwich and close to local shopping and transport facilities as well. The centre of the city is about 2 miles away and there is a good bus service and access to the northern distributor route. The popular suburb of Thorpe St Andrew is conveniently located to the east of the city with easy access to the A47 Norwich Southern Bypass and to North Norfolk via the recently opened Northern Distributor Road. There is a regular bus service on Yarmouth Road into Norwich city centre. Amenities in the area include local shops and a Sainsbury's store, all levels of schools, riverside Public Houses and restaurants along Yarmouth Road, health and leisure centres, doctor's and dentist's surgeries and a

veterinary practice. Norwich railway station can also be found to the east of Norwich city centre.

DIRECTIONS

Leave Norwich via Prince of Wales Road and proceed over the traffic lights by the railway station into Thorpe Road. Remain on Thorpe Road to the traffic lights at the junction and take the next left onto Harvey Lane. Follow Harvey Lane almost to the brow of the hill, Rockland Drive is located on the right-hand side where you will find a 'Brown&Co' for sale board.

AGENT'S NOTES:-

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

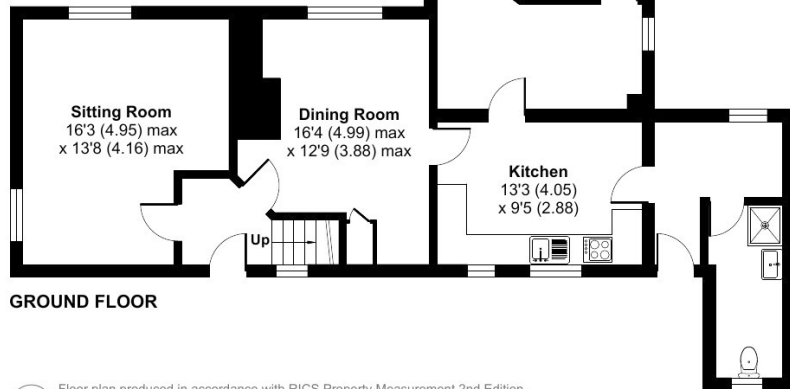
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



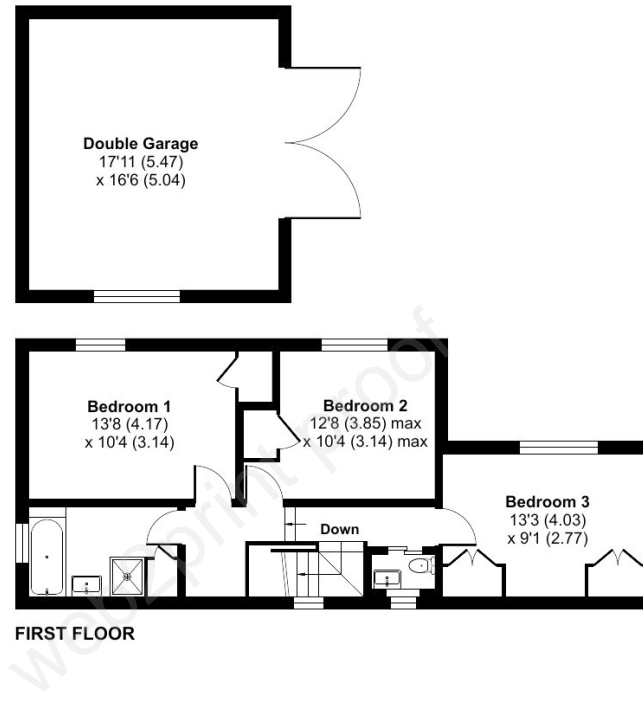




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	80 C
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

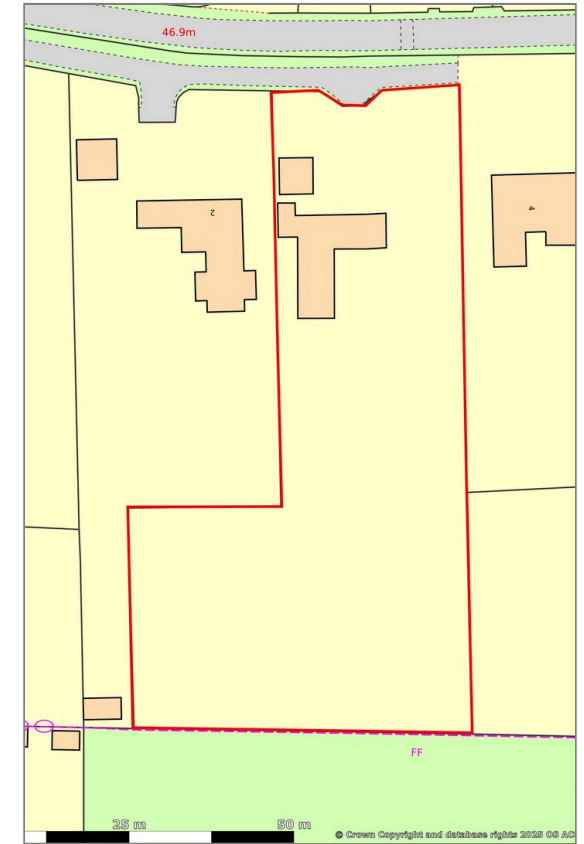
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Approximate Area = 1788 sq ft / 166.1 sq m

Garage = 297 sq ft / 27.6 sq m

Total = 2085 sq ft / 193.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1238020

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