



**The Street, Rockland All Saints, Attleborough,
NR17 1TP**

Three bedroom semi-detached house in the village of Rockland All Saints, this property has lots to offer with solar panels, a spacious open plan downstairs layout, utility room, conservatory, ample off-road parking, garage and generous garden space.

Guide Price £300,000 - £325,000 Freehold





Guide Price £300,000-£325,000
 Situated in the quaint village of Rockland All Saints, Longsons are delighted to bring to the market, this charming three bedroom semi-detached house, the property has lots to offer with a spacious open plan downstairs layout with two reception rooms, kitchen, bathroom, conservatory, solar panels, garage and lots of garden space. Viewing highly recommended!

Briefly the property offers entrance porch, open plan living, dining and kitchen, utility, bathroom, three bedrooms, conservatory, single garage, solar panels, large garden and ample off-road parking.

Rockland All Saints
 Situated 4 miles from the train station and amenities of Attleborough and 10 minutes from the A11, the village has a primary school, village hall, public house and community shop and is surrounded by open countryside.

Entrance Porch

Composite entrance door, UPVC double glazed to front.

Living Room

15'5" (4.7m) x 10'2" (3.1m)
 Radiator, UPVC double glazed window to front, double UPVC glazed doors to rear, vaulted ceiling with double glazed skylight window.

Dining Room

14'9" (4.5m) x 11'1" (3.38m)
 Fireplace with tiled hearth and log burner, door with stairs to first floor, open plan to living room and kitchen, radiator, UPVC double glazed window to front.

Kitchen

16'1" (4.9m) x 9'6" (2.9m)
 Laminate flooring, tiled splashback, fitted cabinets to floor and wall, wooden worktop over, space for upright fridge/freezer, space and plumbing for slim dishwasher, inset stainless steel one and a half bowl sink unit with mixer tap and integrated drainer, space for freestanding electric cooker with extractor hood over, access to understairs storage cupboard, radiator.

Hallway

UPVC double glazed door leading to conservatory.

Conservatory

9'0" (2.74m) x 8'8" (2.64m)
 Space for tumble, UPVC glazed windows to roof, side, back and kitchen, UPVC double glazed door to rear.

Utility Room

5'8" (1.73m) x 4'1" (1.24m)
 Fitted cabinets to wall, space and plumbing for washing machine, door leading to bathroom.

Bathroom

7'1" (2.16m) x 5'8" (1.73m)
 Fitted cabinet to floor, integrated WC and hand washbasin, acrylic bath with waterfall and hand held shower over, tiled splashback, extractor fan to wall, towel radiator.

First Floor Landing

Loft access hatch, access to all three bedrooms, access to fuseboard and solar battery consumer unit/meter.

Bedroom One

13'9" (4.19m) x 9'4" (2.84m)
 Steps up to over stairs storage cupboard, built-in wardrobes, airing cupboard, radiator, UPVC double glazed window to front, loft access.

Bedroom Two

11'2" (3.4m) x 6'8" (2.03m)
 Radiator, UPVC double glazed window to rear.

Bedroom Three

8'6" (2.59m) x 7'10" (2.39m)
 Radiator, UPVC double glazed window to rear.

Outside Front

Accessed via wooden gate, you'll find this well-presented front garden area with ample parking for multiple vehicles with a shingle driveway that leads to the side and rear of the property. The front garden also provides a well-kept lawn section with plants and flowers to beds and shrubs to one side of the perimeter and fencing to the other. The front of the property also provides outside lighting.

Rear Garden

Generous rear garden cleverly designed by the vendor over time with a large patio area, rear shingle drive area leading to the garage, two timber sheds, oil tank, external oil fired central heating boiler, outside lighting, outside tap, wildlife pond, well established hedges, shrubs and plants, an array of

various fruit trees, large lawned areas and a terrific timber built Summer House.

Summer House

12'7" (3.84m) x 7'10" (2.39m)
 Purpose built timber summer house suitable for a variety of uses and more if the addition of power is added (STPP).

Agent's Note

EPC rating E41 (Full copy available on request)
 Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedrooms
- Spacious open plan layout
- Quaint village location, 10 minutes from A11
- Energy Efficiency Rating E41
- Garage, Garden and Summer Room
- Ample off-road parking

