



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

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Bee-Orchid Way

Rockland St. Mary, Norwich

NO CHAIN. Welcome to this 2020 built semi-detached HOME boasting a SPACIOUS LAYOUT with MODERN DESIGN, and peace of mind with the remainder of a 10 year NHBC WARRANTY. Step into the hall entrance where a convenient W.C. awaits. The property features a DUAL ASPECT SITTING ROOM, ensuring ample natural light throughout. The heart of the home is the 16' KITCHEN/DINING ROOM, complete with FRENCH DOORS opening to a LARGE GARDEN, making it perfect for indoor-outdoor living. Upstairs, THREE well-appointed BEDROOMS can be found, along with the FAMILY BATHROOM which includes a SHOWER, providing comfort and convenience for the whole family. The LOFT has been professionally boarded to offer STORAGE, with a PULL DOWN LADDER. A patio seating area with an outside tap is accessible from the KITCHEN FRENCH DOORS, perfect for alfresco dining or enjoying a morning coffee.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- 2020 Built Semi-Detached Home
- Large Garden with Double Driveway Parking
- Hall Entrance with W.C
- Dual Aspect Sitting Room
- 16' Kitchen/Dining Room with French Doors
- Three Bedrooms
- Family Bathroom with Shower

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. Excellent transport links are provided to Norwich and Beccles.

#### SETTING THE SCENE

With a planted and well stocked front garden, a footpath leads to the main entrance door with an adjacent double driveway laid to shingle and offering ample off road parking, with further gated access to the rear garden.



## THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring underfoot whilst stairs rise to the first floor landing and a built-in storage cupboard can be found below. The ground floor WC sits to one side with a white two piece suite including tiled splash-backs and flooring with a front facing window. The main sitting room enjoys dual aspect views to front and side, with fitted carpet underfoot. Stretching across the rear of the property, the kitchen/dining room can be found enjoying garden views via the rear facing window and French doors, with the kitchen offering a U-shaped arrangement of wall and base level units including integrated cooking appliances with an inset gas hob and built-in electric oven with a stainless steel splashback and extractor fan. Space is provided for general white goods including a washing machine and fridge freezer, whilst the dishwasher is integrated. A sweeping breakfast bar forms part of the work surface with space for stools and seating, with tiled flooring underfoot along with ample space for a breakfast or dining table and further furniture. Recessed spotlighting can be found above, whilst a cupboard encloses the wall mounted gas fired central heating boiler.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors leading into the three bedrooms. Each of the bedrooms are finished with fitted carpet and uPVC double glazing, with the second bedroom also including the loft access hatch. Completing the property is the main family bathroom, with a white three piece suite including a thermostatically controlled shower and glazed shower screen over the bath, with tiled splash-backs and heated towel rail.

## FIND US

Postcode : NR14 7UJ

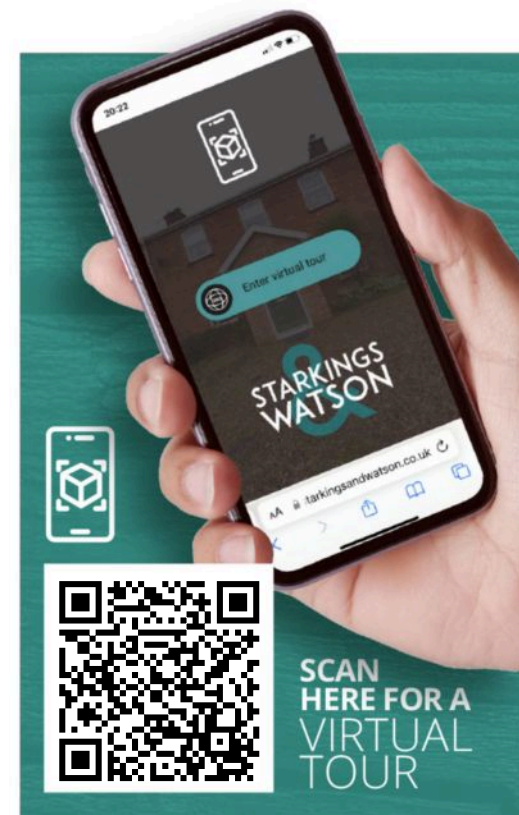
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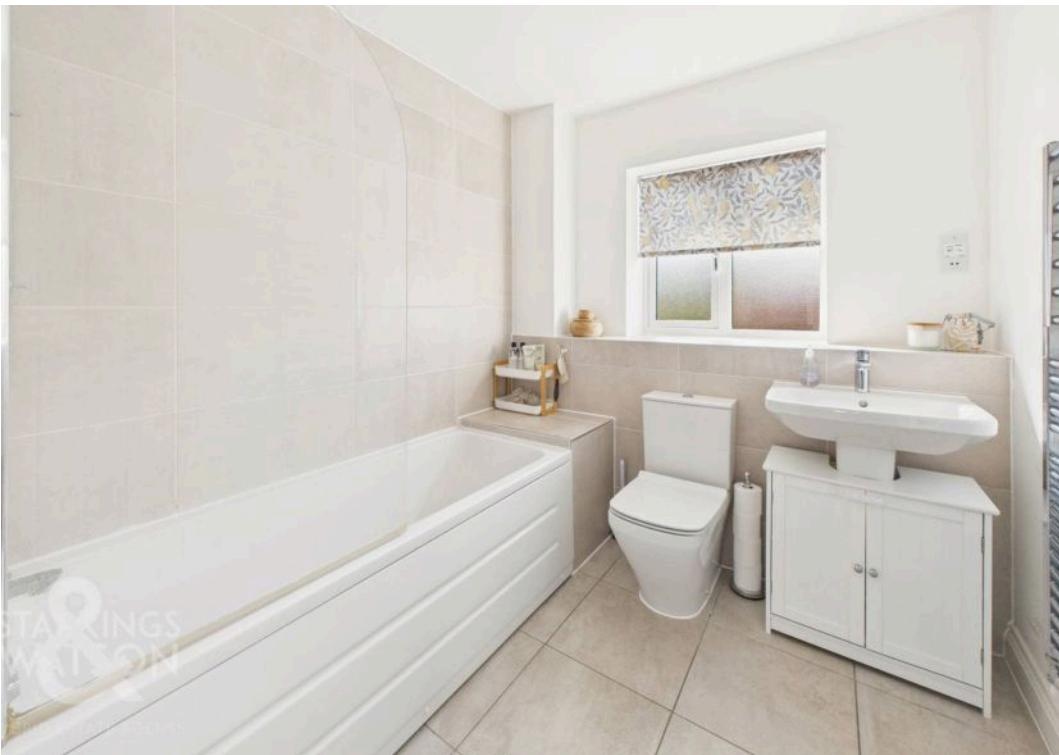
## VIRTUAL TOUR

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

## AGENTS NOTES

An annual service charge in the region of £200 is due for the upkeep of communal space. The road to the front of the property is understood to be a shared responsibility with the neighbouring properties.

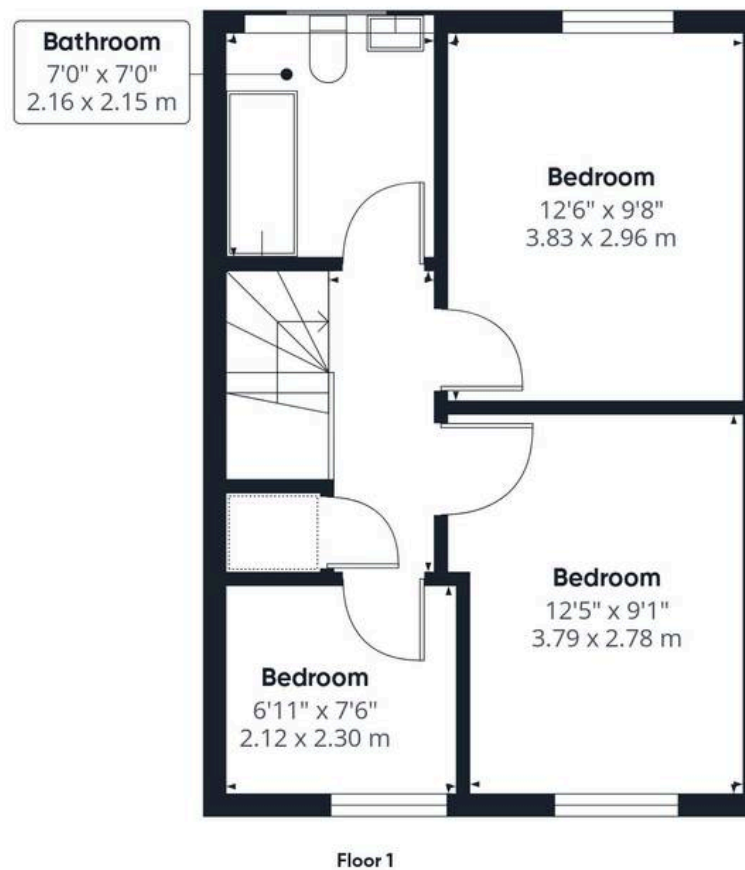




## THE GREAT OUTDOORS

As you enter the garden, a patio seating area including an outside tap can be found leading from the kitchen French doors, with the garden opening up to your right hand side. A large lawned expanse is enclosed with timber panel fencing and a range of mature planting. A timber built shed offers storage and gated access leads to the driveway.





**Approximate total area<sup>(1)</sup>**  
802 ft<sup>2</sup>  
74.5 m<sup>2</sup>

(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.

GIRAFFE 360



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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.