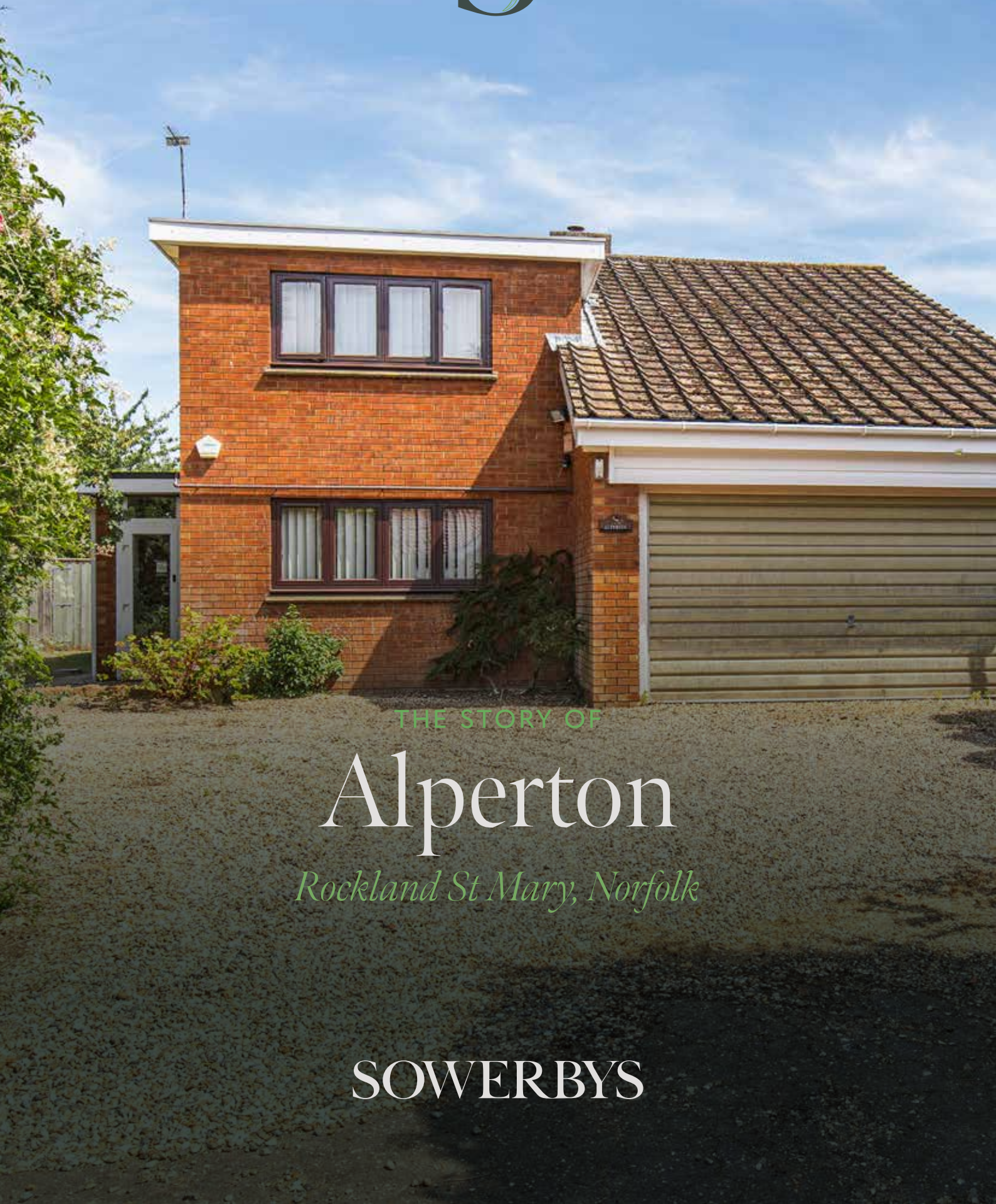




THE STORY OF

Alpertton

Rockland St Mary, Norfolk

SOWERBYS



THE STORY OF

Alperton

29 School Lane, Norwich
Norfolk, NR14 7EU

Substantial Detached Family Home

Mature Private Grounds

Swimming Pool with Sun-Soaked Terraces

Four Bedrooms and Flexible Living Space

Scope to Modernise and Make Your Own

Double Integrated Garage and Generous Parking

Established Gardens with Land to the Side

Wonderful Proportions Throughout the House

Peaceful Setting in Desirable Rockland St Mary

A Home with Exceptional Future Potential

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Set within the sought-after village of Rockland St Mary, Alpertons is a wonderfully established family home with an abundance of space, a generous plot and enormous potential for the next chapter. Approaching one acre in all, the property combines mature gardens, an outdoor swimming pool, a splendid orchard hidden to the rear and further land to the side, creating a wonderfully private and versatile setting.

The house has been lovingly cared for by the current owners and, while now ready for some modernisation, offers an excellent opportunity to update and personalise without losing the character and proportions that make it such an appealing home. The accommodation is particularly flexible, with the ground floor offering a spacious sitting room, separate dining room, study, kitchen, utility and cloakroom, alongside the impressive double integrated garage. There is also a useful sun room overlooking the garden and pool, providing a lovely connection with the outside.

Upstairs are four well-proportioned bedrooms, together with the family bathroom, make this an ideal layout for family life. For those requiring additional accommodation, the ground floor also provides scope to create bedrooms or guest accommodation adding yet more versatility to this future proof home.

Outside is where Alpertons truly comes into its own. A generous frontage provides ample parking and access to the double garage, while the rear garden is an established and private haven. The swimming pool takes centre stage, surrounded by a broad terrace that is perfectly suited to summer entertaining and relaxed family days. Beyond the immediate garden lies a delightful, secluded orchard, while the land extending to the side provides further space and considerable versatility.



Our favourite view
is from the large rear
bedroom, overlooking
open countryside and
stretching towards the
east coast as far as the
eye can see.



Rockland St Mary

VILLAGE CHARM
BROADS BEAUTY

Rockland St Mary is a charming and well-connected village, beautifully positioned within the Norfolk Broads and approximately six miles southeast of the Cathedral City of Norwich. The village offers a good range of everyday amenities, including a village shop and post office, primary school, GP surgery, pharmacy, public house and village hall, alongside a regular bus service to Norwich. A recreation field and play area further add to its welcoming community feel.

The village enjoys a particularly attractive setting within the Broads National Park, with the surrounding waterways and countryside providing wonderful opportunities for walking, boating, angling and wildlife watching. Rockland Staithe is a popular spot for pleasure craft, while nearby Rockland Broad is a peaceful haven for enjoying the natural beauty of the area.

The market town of Loddon is approximately five miles away and provides a wider range of shops, cafés, restaurants, pubs and everyday amenities, as well as leisure facilities and attractive riverside walks. Norwich is also within easy reach, offering an extensive choice of shopping, dining, cultural and recreational attractions.



Note from Soweby's



“The property won a Civic Trust Award in the 1960s, recognising its harmonious integration into rural Norfolk and innovative structural design.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:-2236-0128-0600-0524-5206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///dimension.informal.topples

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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