Flymoor Lane | Rocklands | NR17 1BP

Price Guide £550,000

twgaze

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A Substantial detached family home set in 1.31 ac mainly of established lawns and trees. This family home offers 4 bedrooms, with option of flexible use of the accommodation and character. Rural, countryside location with views to front. Large driveway and double garage.

- Established detached house set in 1.31 ac
- Large driveway and double garage
- 4 bedrooms
- Wood burning stove
- Located in rural, countryside position down track
- Mature gardens with established trees
- Exposed beams and general character

The location

Rocklands is a small Hamlet close to Attleborough with great access to the A11 and Attleborough town centre. Attleborough is a popular town with a range of amenities, including supermarkets, building societies, doctors and dental surgeries, solicitors, accountants and sports clubs. There are also many primary and secondary schools in close proximity, with the market town of Wymondham less than 7 miles away and the Cathedral city of Norwich less than 16 miles away. It has a railway station on the Norwich to Cambridge line, with regular direct services running from Norwich to London Liverpool Street.

The Property

This charming three/four-bedroom character family home offers versatile living accommodation throughout. Upon entering, you're welcomed by a spacious entrance hall leading into a large lounge featuring exposed beams and a cozy wood burner, creating a warm and inviting atmosphere. A formal dining room provides the perfect space for entertaining, while the inner hallway leads to a well-appointed kitchen that enjoys lovely views over the rear garden. The ground floor also includes a flexible room that can serve as a fourth bedroom or an additional family room, along with a convenient shower room. Upstairs, the first floor offers three generously sized bedrooms and a modern family bathroom, making this an ideal home for growing families or those seeking extra space.

The Outside

Nestled along a shared bridleway on a private driveway, this exceptional property sits on approximately 1.31 acres of land, perfectly suited for equestrian use.The grounds feature well-maintained stables with tack room, kennels, a chicken run, and a purpose-built dog run. The beautifully landscaped gardens with a scattering of mature trees offers sweeping, idyllic field views to both the front and rear, creating a tranquil countryside setting. A generous patio area provides the perfect space for entertaining and alfresco dining, making this home ideal for both relaxation and outdoor living. There are several outbuilding including a detached double garage and driveway proving off road parking for several vehicles.

Freehold

Services

Mains Electricity, mains water, cesspit and Oil fired central heating

How to get there:

what3words: amplified.hugs.averages

Viewing

Strictly by appointment via TW Gaze

Council Tax: E

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

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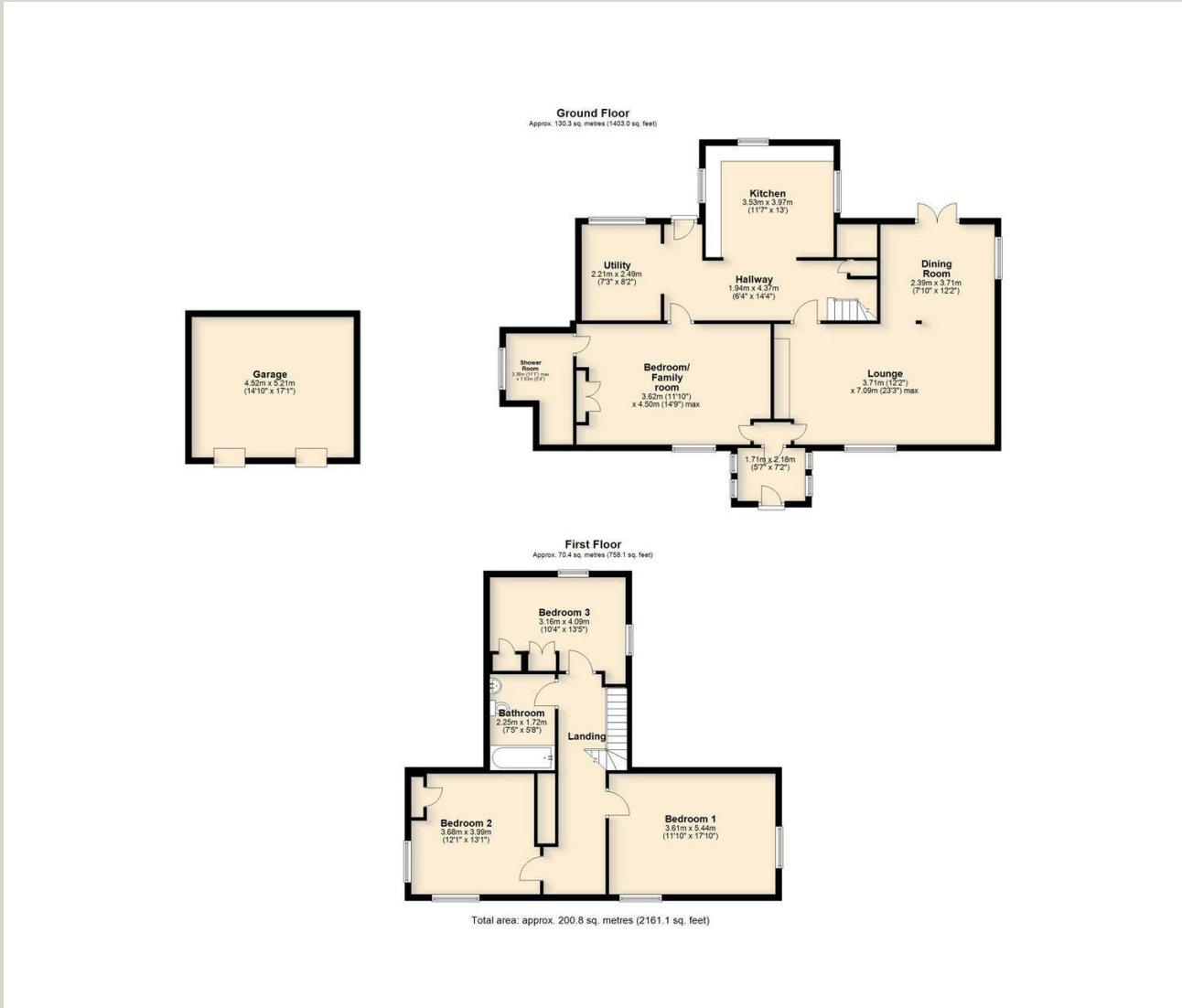

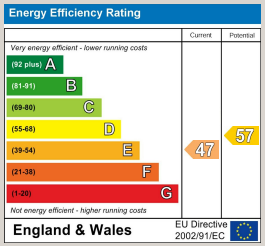

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