

GUIDE PRICE

£275,000

Bee Orchid Way, Rockland St Mary, NR14 7UJ

Arnolds | Keys







THE PROPERTY

12 Bee Orchid Way, Rockland St Mary, NR14 7UJ

NO ONWARD CHAIN Situated within the popular South Norfolk village of Rockland St Mary, this delightful two bedroom bungalow offers bright and modern accommodation. The property comprises an entrance hall, family bathroom, spacious and bright living room, kitchen/breakfast room and conservatory. To the rear is a low maintenance enclosed garden which is laid to lawn and the property further benefits from a garage and off road parking.

The South Norfolk village of Rockland St Mary is highly popular due to its Country setting, with picturesque neighbouring riverside villages of Bramerton and Surlingham along with good public transport links to Norwich and Beccles.

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THE DETAILS

Property Details

ENTRANCE HALL
UPVC door to front aspect, carpet, airing cupboard.

LIVING ROOM
Two double glazed windows to front aspect, two radiator, carpet.

KITCHEN/BREAKFAST ROOM
Double glazed window and door to conservatory, fitted with wooden fronted wall and base units with inset stainless steel sink and drainer, space and plumbing for washing machine and under counter fridge, inset electric oven with four ring gas hob and cooker hood over, vinyl flooring.

CONSERVATORY
UPVC construction with double glazed windows, door to rear garden, carpet.

BATHROOM
Double glazed window with obcured glasst to front aspect, fitted with a three piece suite comprising bath with shower over, WC, pedestal wash basin, vinyl flooring, radiator.

BEDROOM TWO
Double glazed window to front aspect, radiator, carpet.

BEDROOM ONE
Two double glazed windows to rear aspect, carpet, radiator.

EXTERNAL
To the front the property features a paved path to the front door with lawned areas to the side. The rear garden is laid to lawn with a shed. The single garage has an up and over door.

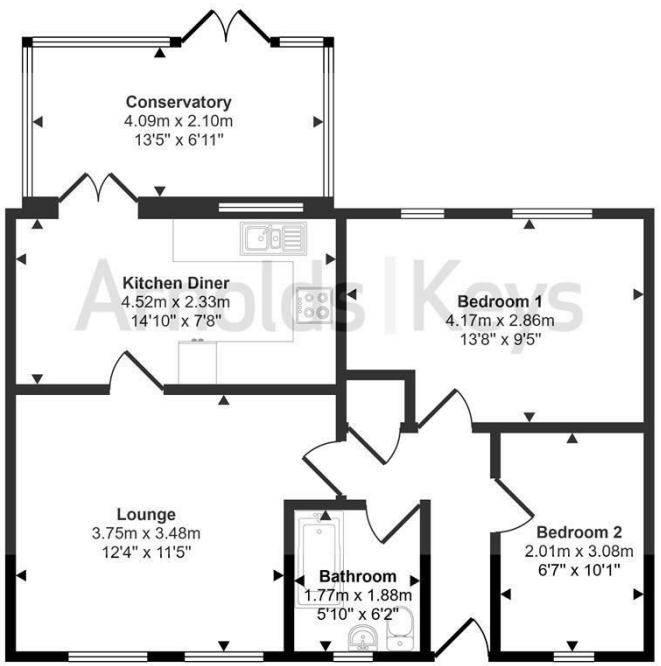
AGENTS NOTE
This property is freehold.
Mains drainage, gas, water and electricity connected.



Location

Rockland St Mary is a popular Broadland village situated approximately six miles south-east of Norwich. Set within the beautiful Norfolk countryside, the village is particularly well placed for access to the Norfolk Broads, with the River Yare providing opportunities for boating, sailing and enjoying the surrounding waterways. The village itself has a local shop, primary school, public house and village hall, together with a number of pleasant walks through the surrounding countryside.

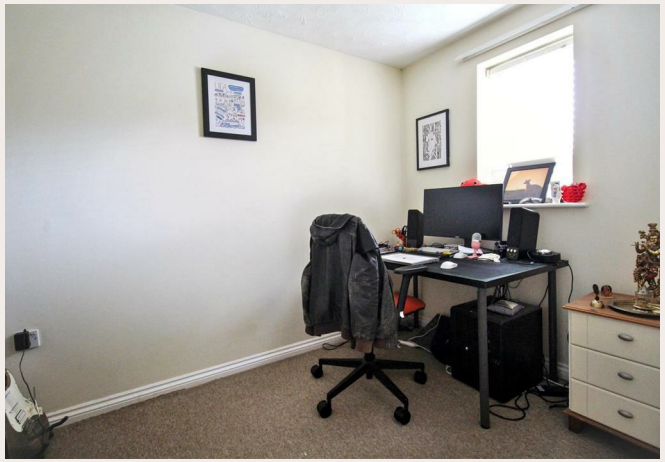
Approx Gross Internal Area
63 sq m / 680 sq ft



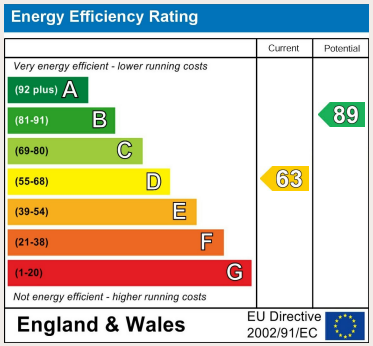
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250