

4 Kemp Meadow, Rockland All Saints, NR17 1TZ
£575,000 Freehold





- Detached executive bungalow
- Positioned in a development of seven luxury bungalows
- Highest standard of finish throughout
- Three double bedrooms
- One shower room and two en suites
- Under floor heating
- Air source heat pump
- 0.25 of an acre plot (stms)
- Double garage
- Sought after village with shop and pub

Location....

Kemp Meadow, is an idyllic development of seven bungalows, nestled into the centre of the Breckland village of Rockland All Saints. Having a diverse range of property styles and ages dating back to the 1700's also enjoying the benefits of a community shop/post office and village pub. All of this ensures the new owners an environment with traditional village values yet having easy access to all modern services and conveniences. The village is just a stone's throw away from the A11, giving easy access to London. It is situated to the south of the B1077 less than five miles from Attleborough and ten miles from Wymondham. Both are bustling market towns having varied shops, healthcare services, pubs and restaurants and transport links including rail stations on the Norwich to Cambridge line with links to London Kings Cross.

The property...

A truly stunning, open-plan luxury bungalow, built in 2023 and transformed by the current owners into a remarkable example of fine interior design. This home is pure perfection everywhere you look.

The property boasts luxurious finishes throughout, including LVT flooring, feature oak-panelled walls and oak veneer doors with black handles. A carefully curated colour scheme ensures a seamless flow between every room. The heart of the home is the 24ft x 21ft open-plan kitchen/diner/lounge, featuring shaker-style units with black handles, quartz work surfaces and integrated high-quality appliances. The space is further enhanced by a central island, vaulted ceiling with exposed oak truss and remote or mobile controlled blinds. Five-panel bi-folding doors with internally glazed solar blinds open to the rear garden.

Practicality is key, with a utility room featuring matching units and quartz surfaces, plumbing for washing machine and tumble dryer, a vacuum charging station and garden access. There are three double bedrooms, the principal suite benefiting from a walk-in dressing room complete with hanging rails, shelving and a seating bench. Its en-suite features a large walk-in shower with a rainfall head, full-height towel rail and Minerva countertops. The main shower room also offers a large cubicle, high-quality sanitaryware, and Minerva finishes. Bedroom two also enjoys an en-suite shower and both additional bedrooms include built-in wardrobes.

Highly energy-efficient, the home features an air-source heat pump, underfloor heating throughout, superior insulation and high-performance double glazing.

Externally, the property enjoys a 0.25 of an acre plot (stms) including a large brick-weave driveway with off-road parking for several vehicles, a 20ft-wide double garage with electric roller door and an EV charging point. The west-facing rear garden is a flawlessly landscaped sun trap, featuring two patio areas, large lawn, feature shingle areas and various planted feature areas with gated side access.



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Specification...

Kitchen:

- Surfaces: Quartz work surfaces, upstands and backsplash to hob.
- Cabinetry: Shaker-style units, full height pull out rack unit, and pull-out bin drawers.
- Appliances: Eye level oven, microwave oven, ceramic 6 ring electric hob, stainless steel extractor, butler style sink, full-length fridge and freezer and dishwasher.
- Island: 6'5" in length with Quartz work surface and under-counter breakfast bar seating.

Utility Room:

- Quartz work surfaces and upstands with Shaker-style units.
- Inset ceramic sink and drainer.
- Integrated washing machine and space for tumble dryer.
- Storage cupboard with wall mounted vacuum storage, electrical socket
- Water softener

Bathrooms & En-Suites:

- Contemporary fittings and vanity units.
- Fully tiled shower cubicles.
- Rainfall shower heads with wall-mounted flexible hoses in all shower cubicles.
- Minerva counter tops in main shower room and principal en-suite.
- Full height heated towel rail in two shower rooms, regular height towel rail in en-suite off bedroom two.

Internal Features:

- Flooring: LVT flooring throughout the entire property.
- Joinery: Oak-finished internal doors with contemporary black handles, exposed oak truss in kitchen/diner/living room, wood-panelled feature wall in the kitchen/diner/living room and hallway
- Bedrooms: Bespoke fitted dressing room to principal bedroom with open Wardrobes featuring railings, bench seating and shelving. Built in wardrobes to bedroom 2 & 3.
- Heating: Dual fuel burning stove in the living area; Air source heat pump, underfloor heating throughout (zoned to individual rooms).
- Electrical: LED downlights in kitchen/diner/living room, utility, and all shower rooms; TV, usb points in bedrooms and kitchen.
- Windows & Doors: High performance uPVC double-glazed windows throughout. Front windows with fitted remote & mobile phone controlled black out blinds. Bi-fold doors leading to the garden with internal glazed solar blinds.
- Efficiency: High levels of insulation to floors, walls, and ceilings.

Energy performance rating of B.

External Features:

- Security: Burglar alarm.
- Front: Brick weave driveway, shingle laid gardens, various planting, post and rail fencing to front, double garage and gated access to rear.
- Entrance: Oak posed open porch and electric garage door.
- Rear: Patio seating areas, large lawn, various planting, 3 shingles area and wood store.

Breckland Council Tax Band D



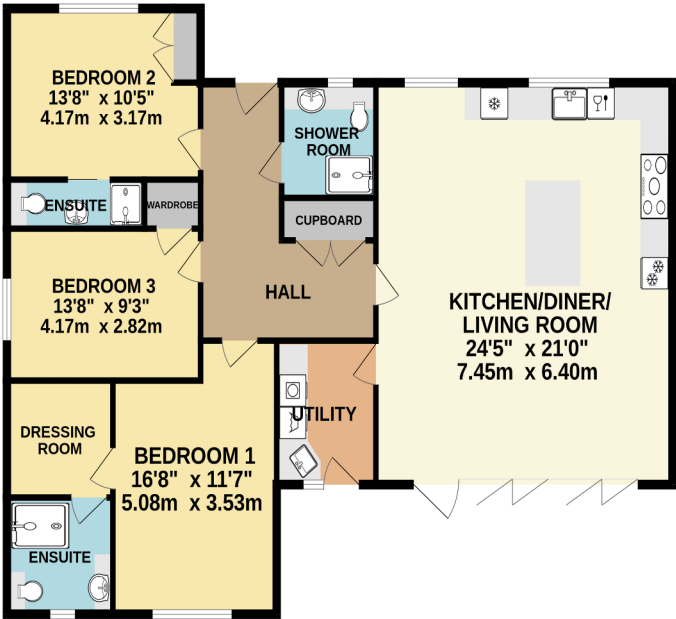
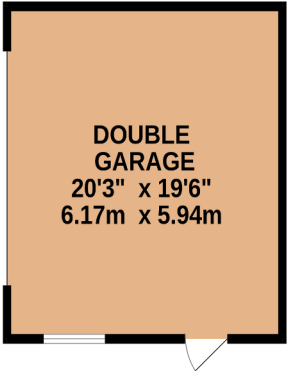






1788 sq.ft. (166.1 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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