



## Kemp Meadow, Rockland All Saints - NR17 1TZ

£600,000 Freehold

This beautifully presented three-bedroom detached bungalow is set within an exclusive development and offers stylish, turnkey-ready living throughout. At its heart is a stunning open-plan kitchen, dining, and lounge area featuring a central island breakfast bar, wood burner, and bi-folding doors with electric blinds. The kitchen is finished with high-end integrated appliances and complemented by a separate utility room. Two of the double bedrooms benefit from en-suite shower rooms, including the impressive principal bedroom, which also enjoys a walk-in dressing room. Outside, the property boasts a well-presented, enclosed rear garden with a patio area, a wide brick-weave driveway, a double garage with power, and a dedicated electric vehicle charging point. Positioned in a sought-after village setting close to a primary school, community hall, and vibrant village green.



## Location

Kemp Meadow sits on the edge of the sought-after village of Rockland All Saints, surrounded by open countryside yet within easy reach of local amenities. This rural setting offers a genuine village lifestyle, with a primary school, community hall, and well-used village green all nearby. The surrounding lanes and fields provide scenic walking and cycling opportunities, while nearby towns such as Attleborough and Watton offer a wider range of shops, services, and transport links. With its attractive landscape, welcoming community, quiet surroundings, and open views across farmland, Kemp Meadow presents an ideal spot for those seeking countryside living with practical connections.

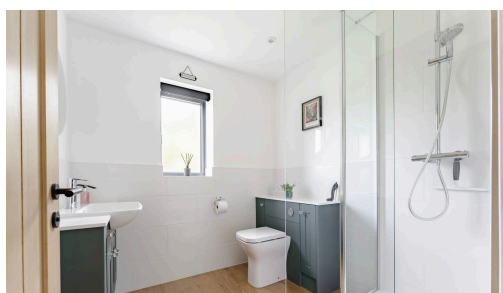
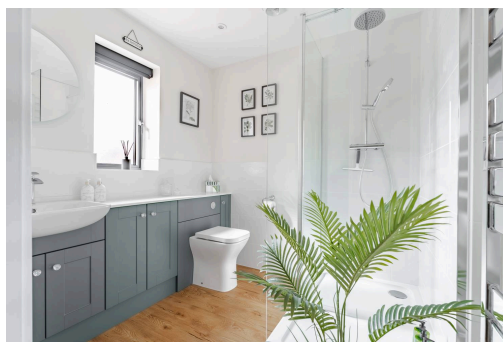


## Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

Heating system- Air Source Heat Pump

Council Tax Band- D





### Kemp Meadow, Rockland All Saints

As you step through the front door, you're welcomed into a bright and inviting entrance hall. The wood-effect flooring creates a warm and contemporary feel, while a convenient storage cupboard offers practical space for coats, shoes, or household items. This central hallway provides an immediate sense of space and flow, guiding you toward the expansive open-plan living area that defines the heart of the home. The open-plan kitchen, dining, and lounge space is both stylish and functional, ideal for modern living. The kitchen is beautifully appointed with sleek, modern fitted units and ample worktop space for food preparation and cooking. A central island doubles as a breakfast bar and includes additional storage, making it a practical feature for busy mornings or informal meals. High-spec appliances include an electric hob with an extractor hood above, twin ovens, and integrated appliances, all set beneath exposed wooden beams that lend character and a distinctive architectural detail. Generous windows and clever layout ensure the kitchen is filled with natural light throughout the day.

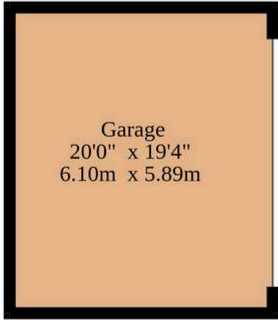
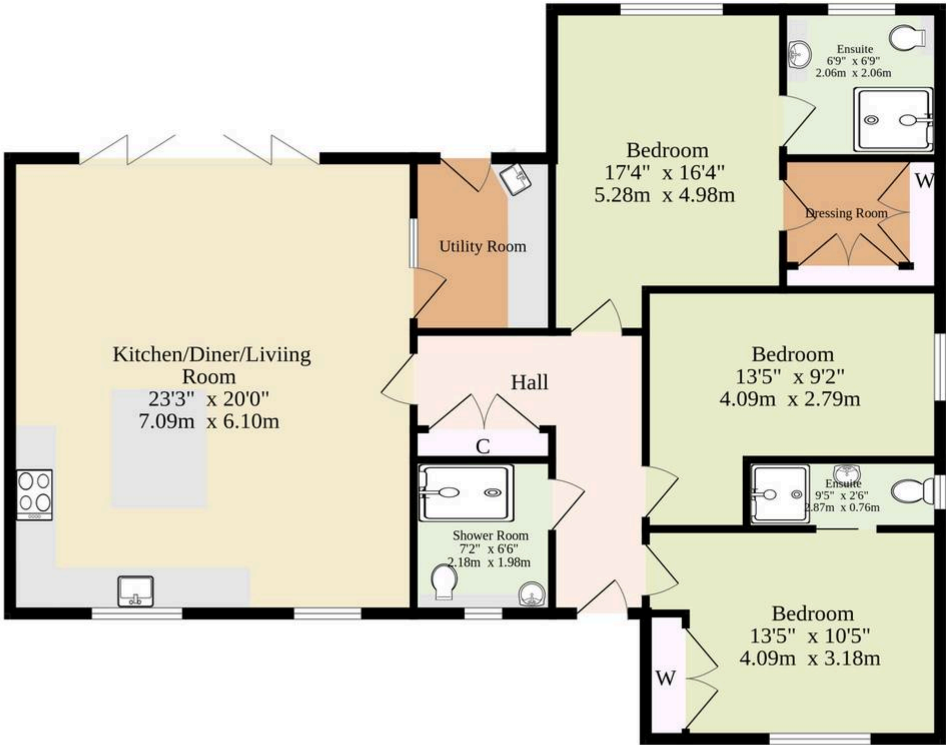
The dining area comfortably accommodates a large table and provides an ideal setting for family meals or entertaining guests. The layout flows effortlessly into the lounge area, where a wood-burning stove offers both warmth and a striking focal point. Large bi-folding doors stretch across the rear wall, allowing light to pour in and creating a fluid connection between indoor and outdoor spaces. These doors are fitted with remote-controlled electric blinds for ease and comfort, and they open directly onto a generous patio, perfect for relaxing or hosting gatherings in warmer weather. A separate utility room completes the living space, fitted with additional storage units and plumbing, along with direct access to the garden. It's a useful and discreet area for managing laundry or storing cleaning essentials, away from the main living area.

The property features three generously sized double bedrooms, with wood-effect flooring and an abundance of natural light. The master bedroom stands out with its stylish en-suite shower room, complete with a glass enclosure, integrated storage, inset lighting, and partially tiled walls. It also benefits from a walk-in dressing room with fitted wardrobes, offering excellent storage. The second bedroom also has its own modern en-suite shower room with quality fittings and tasteful tiling. The third bedroom, currently used as a guest room, includes a built-in wardrobe and sits close to the main family shower room, which features a glass shower cubicle, integrated vanity storage, recessed lighting, and coordinated tiling.

Outside, the rear garden is a real highlight. Spacious and fully enclosed, it offers a safe and private area for children, pets, or peaceful enjoyment. Mostly laid to lawn, the garden is enhanced by newly planted trees and shrubs that will mature beautifully over time. A large patio provides the perfect backdrop for outdoor dining, summer barbecues, or simply unwinding at the end of the day. To the front, a spacious brickweave driveway provides ample off-road parking for multiple vehicles and leads to a double garage equipped with light and power, perfect for storage, workshop use, or additional utility space. A dedicated electric vehicle charging point is also installed, adding convenience.



Ground Floor  
1775 sq.ft. (164.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1775 sq.ft. (164.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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