



The Spinney Low Lane, Rockland All Saints

Attleborough

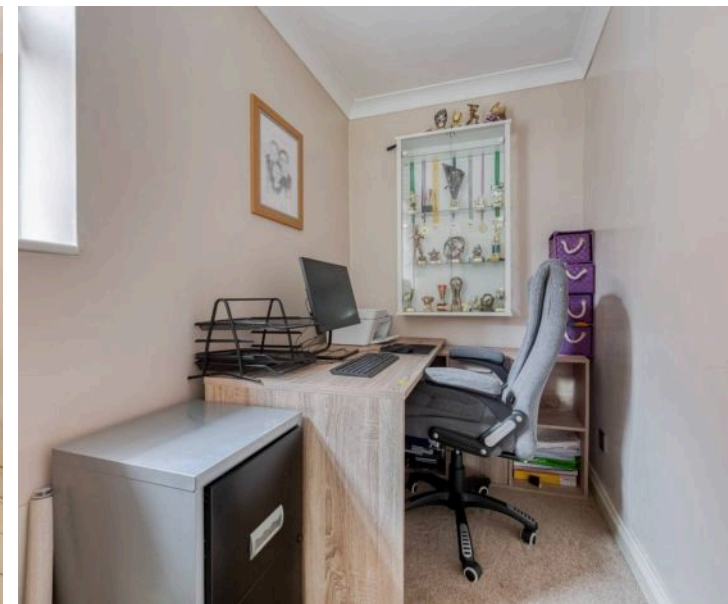


Minors & Brady

The Spinney Low Lane

Rockland All Saints, Attleborough

Offering flexible living with a fully self-contained one-bedroom annexe, this extended bungalow on a quiet country lane in Rocklands All Saints combines versatility, space, and village convenience. The main home provides four double bedrooms, a bathroom, a large kitchen/diner, a reception room, and a study, while the annexe offers independent living with its own kitchen, living space, conservatory, a double bedroom, and a bathroom. Set on a substantial plot with a private garden, patio, and ample off-road parking, the property balances modern comfort with countryside appeal, all within easy reach of the village pub, primary school, and shop. This is a rare opportunity to secure a home with multiple options for family life, guests, or rental potential.



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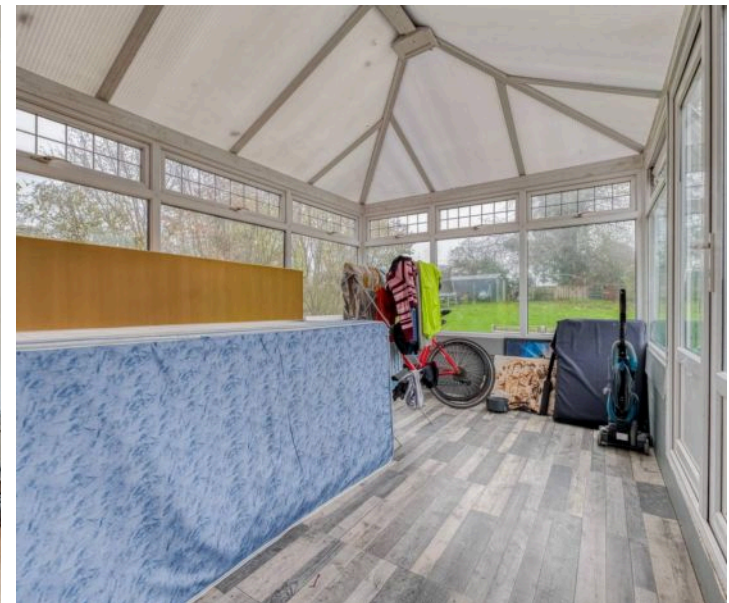


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The Spinney Low Lane

Rockland All Saints, Attleborough

- Detached bungalow proudly positioned on a substantial plot in the sought-after Norfolk village of Rockland All Saints
- Fully self-contained one-bedroom annexe with a private entrance, kitchen, living area, conservatory, bedroom, and bathroom, providing flexible options for independent living or rental options
- The living spaces throughout the home and the annexe are bright, inviting, and thoughtfully arranged to maximize natural light and comfort
- The main residence offers generous and well-proportioned accommodation designed to suit a family lifestyle
- Both the main kitchen and the annexe kitchen feature fitted cabinetry, integrated ovens, and practical under-counter appliance spaces
- A private, maintained garden offering a combination of lawn, patio, and bark areas that are ideal for children's play, outdoor entertaining and gardening
- A large storage unit within the garden provides space for tools, outdoor equipment, or recreational items
- Driveway providing ample off-road parking for residents and visitors
- Low Lane is set in the heart of Rockland All Saints, a quiet village with a shop, post office, pub, café, village hall, and playing field



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Location

Low Lane is set in the heart of Rockland All Saints, a quiet and attractive village in Norfolk that combines rural charm with practical convenience. Within the village, residents have access to a local shop and post office, as well as a pub and a small café, which act as informal community hubs. There is also a village hall and playing field, used for local sports and events, fostering a close-knit, community-oriented lifestyle.

Families benefit from Rocklands Community Primary School, just a short walk from Low Lane. For older children, Attleborough Academy and other nearby secondary schools are easily reachable by car or bus, making daily journeys straightforward.

Transport links are strong for a village location. The nearby A11 provides a direct route to Norwich, Cambridge, and beyond, while Attleborough railway station, just a few miles away, connects to the mainline network. Regular bus services link Rockland All Saints to surrounding towns, including Watton and Thetford, supporting local commuting or shopping trips.

Low Lane sits within easy driving distance of several larger towns. Attleborough, under five miles away, offers comprehensive shopping, restaurants, and rail connections. Wymondham is around ten miles distant, providing additional amenities and services, while Watton, slightly closer, hosts local markets and community events.



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Upon arrival, a welcoming porch sets the tone for the home, leading into a thoughtfully arranged interior. The main kitchen/breakfast room is fitted with a range of cabinetry, providing both storage and style, alongside an integrated oven and under-counter spaces ready for your own appliances. Adjoining this is a separate utility room and convenient WC, ensuring practicality for busy family life.

The spacious living room is a bright and inviting space, awash with natural light, ideal for both relaxing and entertaining. Complementing this is a study, perfectly suited for those working from home. The bungalow's four double bedrooms offer generous proportions, comfort, and privacy, while the family bathroom features a four-piece suite, suitable for a families daily routine.

A particular highlight is the attached, fully self-contained one-bedroom annexe, which has its own private entrance. The annexe kitchen is fitted with wall and base cabinetry, an integrated oven, and under-counter spaces for your appliances. Its living room is welcoming and versatile, with a conservatory that extends the reception space and offers panoramic views of the garden. The double bedroom benefits from built-in wardrobes, and the bathroom comprises a traditional four-piece suite, including a bidet, ensuring complete independence and comfort. The annexe is ideal for multi-generational living, guest accommodation, or as a potential rental or holiday let.



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The property sits on a substantial and private plot, offering endless possibilities for outdoor living. A bark area down the side of the home is currently used as a children's playground, while a patio provides a perfect space for outdoor seating and entertaining. A large storage unit is ideal for gardening tools or equipment, and the maintained front garden enhances the property's welcoming presence.

With flexible accommodation, a desirable annexe, and extensive outdoor space, this property presents a rare opportunity to enjoy a comfortable, versatile, and vibrant village lifestyle.

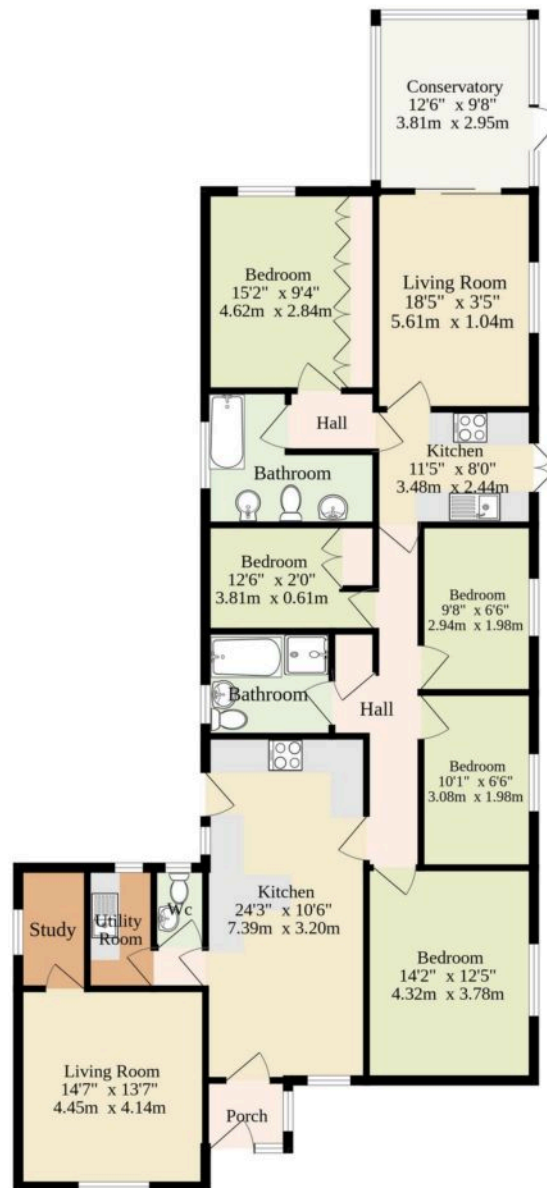
Agents note

Freehold



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Ground Floor
1488 sq.ft. (138.2 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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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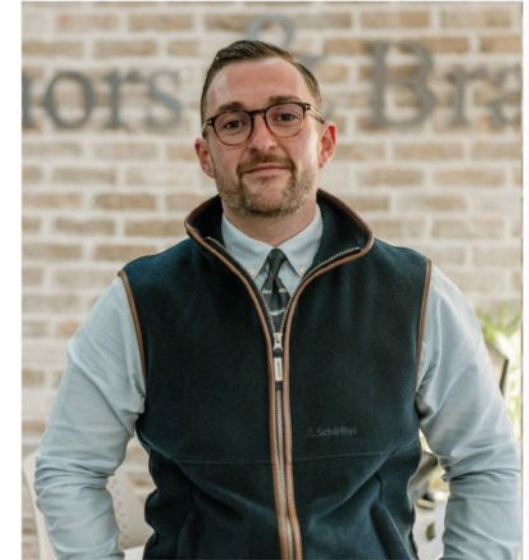
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