



13 Rectory Road, Rockland All Saints

Minors & Brady



13 Rectory Road

Rockland All Saints, Attleborough

Enjoying open countryside views and a generous plot within the sought-after village of Rockland All Saints, this beautifully presented semi-detached home offers the space, practicality and setting that many families seek. With newly installed windows and doors, bright and versatile living accommodation, a superb garden, ample parking and a substantial workshop/garage, the property is perfectly equipped for modern day living whilst making the most of its picturesque rural surroundings. Whether enjoying relaxed evenings in the conservatory, entertaining in the open-plan kitchen/dining room or taking in the far-reaching field views from the garden, this is a home that offers both comfort and a wonderful connection to the Norfolk countryside.

Agents Notes

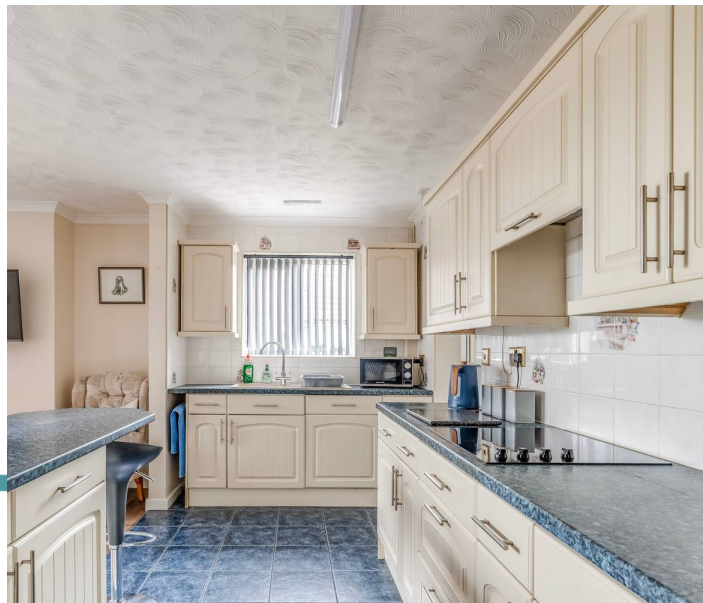
Freehold.

Connected to mains water, electricity and drainage.

Oil central heating system.

New double-glazed windows and doors between 2023-2025.

Disclaimer: The garage roof is believed to contain asbestos-containing materials; no testing has been undertaken to confirm its presence, and any inspection, maintenance, repair, or removal should be carried out by a suitably qualified contractor in accordance with current asbestos regulations.



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- Semi-detached residence positioned on a substantial plot within the Norfolk village of Rockland All Saints
- A backdrop of countryside fields at the rear, promising a quiet and scenic setting
- Brand-new windows and doors
- Spacious and flexible accommodation that is perfectly suited to family living
- Comfortable living room showcasing a focal point of a feature fireplace, with internal double doors that open into the light-filled conservatory that extends the reception space
- Open-plan kitchen/dining room fitted with a range of cabinetry, an integrated oven, a ceramic hob, areas for appliances and a breakfast bar unit
- Functional utility room for laundry appliances and a convenient WC
- Three bedrooms and a family bathroom comprising of a three-piece suite
- A large garden with exceptional views, featuring a patio for outdoor seating, a maintained lawn and a sizeable workshop/garage with power, lighting and an inspection pit
- Gravel driveway providing ample off-road parking





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The Location

Rectory Road is situated within the attractive Norfolk village of Rockland All Saints, offering a peaceful residential setting surrounded by open countryside. The village is highly regarded for its rural character, strong sense of community, and convenient location within easy reach of a range of local amenities and nearby market towns.

Residents enjoy the benefits of village living, with scenic countryside walks and quiet rural surroundings on the doorstep. A wider selection of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities can be found in the nearby market towns of Attleborough, Watton, and Diss.

The surrounding countryside provides excellent opportunities for walking, cycling, and outdoor recreation, with a network of country lanes, footpaths, and bridleways allowing residents to enjoy the natural beauty of the Norfolk landscape throughout the year.

The village is well positioned for access to the A11 and A47, providing convenient routes to Norwich, Thetford, King's Lynn, and the wider Norfolk and Suffolk region. Rail services are available from nearby Attleborough and Diss, offering connections to Norwich, Cambridge, and London.



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Rectory Road

Set within the well-regarded Norfolk village of Rockland All Saints, this attractive semi-detached residence occupies a generous plot with uninterrupted countryside fields stretching beyond the rear boundary, creating a wonderfully scenic backdrop and a real sense of openness.

The front door opens into a welcoming interior where the principal reception room provides a comfortable and inviting space for everyday living. A feature fireplace forms an appealing focal point, adding character and warmth to the room, while internal double doors lead through to the conservatory. Filled with natural light and enjoying lovely views across the garden, this additional reception area offers flexibility for relaxing, entertaining or simply enjoying the changing seasons throughout the year.

At the heart of the home is the open-plan kitchen and dining room, a sociable space well suited to both family routines and hosting guests. The kitchen is fitted with a range of cabinetry providing excellent storage, complemented by an integrated oven, ceramic hob and designated areas for additional appliances. A breakfast bar creates an informal place for morning coffee, casual dining or keeping company with the cook, while the dining area comfortably accommodates family meals and gatherings.

A useful utility room provides further storage and space for laundry appliances, helping to keep the main living areas organised and uncluttered. Completing the ground floor is a conveniently positioned cloakroom with WC.

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On the first floor, three well-proportioned bedrooms offer comfortable accommodation for families, guests or those working from home. Each room enjoys pleasant natural light, while the family bathroom is fitted with a three-piece suite, serving the household with practicality and ease.

The outdoor space is a particular feature of the property. The substantial rear garden takes full advantage of the exceptional field views, providing an idyllic setting for outdoor living. A paved patio offers the perfect space for al fresco dining, summer entertaining or relaxing with friends and family, while the well-maintained lawn creates ample room for children to play and keen gardeners to enjoy.

Beyond this, a sizeable workshop/garage benefits from power, lighting and an inspection pit, presenting an excellent opportunity for vehicle enthusiasts, hobbyists or those requiring extensive storage and workspace.

To the front, a gravel driveway provides generous off-road parking for multiple vehicles, adding further convenience to this appealing village home.

Offering spacious accommodation, practical outbuildings, extensive parking and beautiful countryside views, this is a property that successfully caters to modern family living whilst enjoying the charm and community spirit of a desirable Norfolk village location.



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