

propertyladder



Back Lane, Rollesby, NR29 5EE

A Five Bedroom Chain Free Extended & Detached Family Home!

GUIDE PRICE £525,000 - £550,000 *freehold*



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS LIVING WITH STUNNING VIEWS!

Sold with no onward chain, this impressive and spacious detached home is offered in immaculate condition and set against a backdrop of beautiful open field views! A generous entrance hall sets the tone for the rest of the property, leading into a bright spacious living room. The heart of the home is the large open-plan kitchen/diner, where the original kitchen has been thoughtfully extended to provide ample kitchen space alongside a stylish dining area, ideal for entertaining guests and all-important family meals! Additional ground floor features include a separate utility room, a convenient WC, and a versatile fifth bedroom which could equally serve as a home office/study. Upstairs, a generous landing gives access to four double bedrooms, each enjoying stunning field views. The master bedroom benefits from its own en-suite shower room, while the rest of the household is well catered for by a modern first floor family bathroom.



“the original kitchen has been thoughtfully extended to provide ample kitchen space alongside a stylish dining area”



Overview

- Five Double Bedrooms - One Ground Floor
- Open Plan Kitchen/Dining Accommodation
- No Onward Chain
- Double Garage & Large Shingle Driveway
- En-Suite Master & Family Bathroom
- Separate Utility Room & Ground Floor WC
- Spacious Entrance Hall & First Floor Landing





Location

Tucked away in the heart of the Norfolk countryside, the delightful village of Rollesby sits within the scenic Trinity Broads, an unspoiled and peaceful corner of the Norfolk Broads. This idyllic landscape, rich in wildlife, features a network of serene lakes ideal for sailing, fishing, and leisurely nature walks. Just a short stroll from both the Trinity Broads and the Broads National Park, Rollesby offers nature lovers and outdoor adventurers effortless access to some of the region's most breath-taking natural beauty!

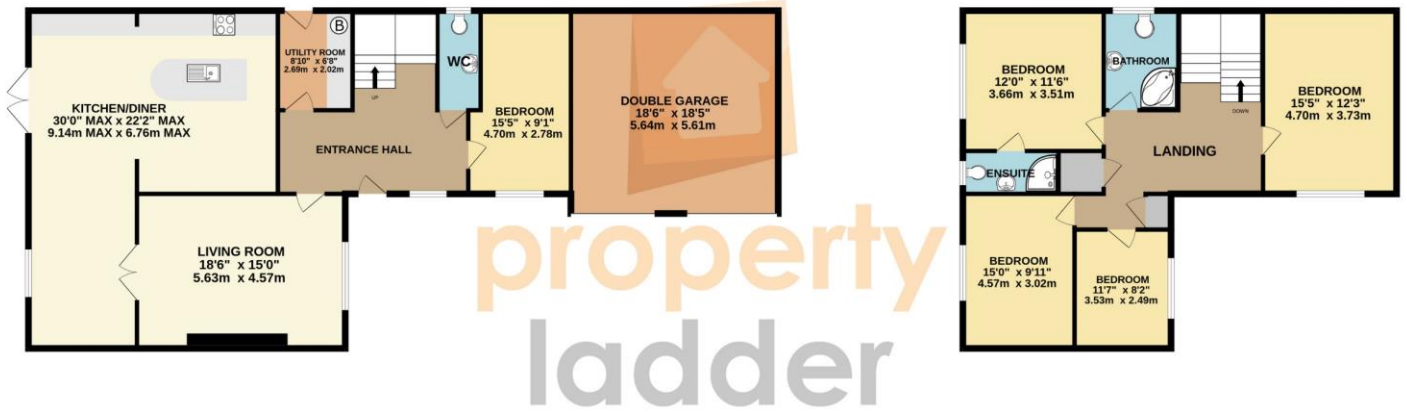


Outside

the property offers ample off road parking with its large shingle driveway and has the added convenience of a double garage, offering additional parking or excellent storage. The rear garden proves low maintenance and consists of paving, decking area, white gravel and lawn. The fencing and hedges make it fully enclosed with great some privacy.

GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.

1ST FLOOR
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 2370 sq.ft. (220.2 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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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY: GREAT YARMOUTH BOROUGH COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL CENTRAL HEATING

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