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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**7 Rectory Close**  
Rollesby, Great Yarmouth, NR29 5HW

**Offers Over £465,000 Freehold**  
EPC Rating B



**Bycroft Estate Agents** are delighted to offer this beautifully presented bungalow set within the sought after broadland village of Rollesby. The bungalow provides a modern fitted kitchen equipped with a breakfast bar and with a separate utility room, a large family dining room, a spacious lounge as well as four bedrooms, a garden room and a games room. The principal bedroom also benefits from an en-suite. Outside is a stunning landscaped garden offering both patio and lawn areas to enjoy with the front offering driveway parking for multiple cars.

**ENTRANCE HALL**

12' 5" x 5' 8" (3.78m x 1.73m) UPVC double glazed door to front aspect; internal UPVC door leading into property.

**KITCHEN**

16' 3" x 13' 5" (4.95m x 4.09m) mix of base and full height larder cupboards; island unit; integrated oven and hob with extractor hood over; sink drainer; integrated fridge freezer; space for other white goods; UPVC double glazed door with window panel to rear aspect; steps to Dining Room.

**DINING ROOM**

16' 3" x 14' 10" (4.95m x 4.52m) UPVC double glazed window to front aspect; multi fuel fire with exposed brick fireplace.

**UTILITY SPACE**

23' 4" x 5' 5" (7.11m x 1.65m) self-cleaning glass roof; bank of base units; plumbing for washing machine; integrated sink drainer.

**LOUNGE**

19' 0" x 12' 10" (5.79m x 3.91m) UPVC double glazed windows to rear aspect; feature fireplace.

**STUDY**

12' 7" x 7' 9" (3.84m x 2.36m) window and door to rear aspect.

**BEDROOM 1**

12' 11" x 12' 5" (3.94m x 3.78m) UPVC double glazed windows to rear aspect

**EN SUITE**

walk in shower cubicle; wc; hand wash basin.

**BEDROOM 2**

10' 9" x 8' 11" (3.28m x 2.72m) UPVC double glazed window to front aspect; fitted wardrobe space.

**BEDROOM 3**

14' 6" x 9' 8" (4.42m x 2.95m) UPVC double glazed window to front aspect.

**BEDROOM 4**

14' 7" x 8' 11" (4.44m x 2.72m) (this room is accessed via Bedroom 3 or from the Lounge) UPVC double glazed window to side aspect.

**FAMILY BATHROOM**

bath with mixer taps and shower attachment; wc; hand wash basin; heated towel rail; window to side aspect.

**WC**

wc; hand wash basin; window to side aspect.

**GAMES ROOM**

21' 4" x 11' 9" (6.5m x 3.58m) UPVC double glazed double doors and window to front aspect.

**GARDEN ROOM**

18' 9" x 6' 7" (5.72m x 2.01m) UPVC double glazed windows to side aspect; UPVC double glazed double doors to rear aspect leading out into rear garden.

**OUTSIDE**

To the front of the property there is a shingled driveway offering parking for multiple cars. To the rear there is a good size, enclosed garden with patio and shingle area which opens out into a lawned area and timber outbuilding which measures 23' 6" x 9' 10" (which is currently laid out as a gym). Two greenhouses and three sheds.

**VIEWINGS**

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.

**COUNCIL TAX**

This property is currently listed as Band D.

