



Warblers Yard Back Lane, Rollesby - NR29 5FF





## Warblers Yard Back Lane

Rollesby, Great Yarmouth

Set upon a plot measuring approx. 0.29 acres (stms) within this SELECT PRIVATE DEVELOPMENT sits an executive DETACHED BUNGALOW offering the perfect mix of COUNTRYSIDE LIVING and MODERN STYLE with a floor space measuring a little over 2400 Sq. Ft (stms) built in 2023 with a 10 year NHBC. The well-lit living spaces are heated by MODERN UNDERFLOOR heating from an air source heat pump making for flawless open living areas. The property boasts FOUR DOUBLE BEDROOMS alongside a family bathroom and TWO EN-SUITE SHOWER ROOMS. The entire property features HIGH QUALITY FIXTURES and FITTINGS and this becomes more evident in the 48' OPEN PLAN living area comprising the sitting and dining rooms with a quality FITTED KITCHEN boasting INTEGRATED APPLIANCES with a UTILITY ROOM off to the side and BI-FOLDING DOORS allowing the outside and inside accommodation to flow seamlessly between one another. A wrap around patio sits directly at the rear of the home with a FULLY ENCLOSED REAR GARDEN to entertain family and friends.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Executive Bungalow With 8 years NHBC
- Over 2400 Sq. Ft Of Living Accommodation
- High End Finish Throughout
- 48' Open Plan, Multi Aspect Living Space
- Four Double Bedrooms
- Family Bathroom & Two En-Suite Shower Rooms
- Generous Plot With A Well Manicured Rear Garden
- Large Driveway & Garage

Rollesby is a Broadland Village located approximately eight miles from the coastal town of Great Yarmouth. The village offers a Primary School, Village Hall, Public House and Bus Service to Norwich and Great Yarmouth.

#### SETTING THE SCENE

The property is set back from the street towards the entrance of this private development with a large lawn frontage and open brick weave driveway suitable for the parking of multiple vehicles with electric roller door entry to the garage and stable door entry to the kitchen area. The main access door comes towards the centre of the home with flagstone walkway leading to you towards the door.





## THE GRAND TOUR

Once inside all tiled flooring lines the central hallway with wide open spaces suitable for those with accessibility or disability needs. A tall near floor to ceiling double glazed frontage allows natural light to flood the space and creates a showpiece for the home with tall vaulted ceilings above. The central hallway much like the rest of the home is lined with all oak internal doors and grants access to all living accommodation within the property. Down this corridor to your right you will be able to find four double bedrooms as well as the three piece family bathroom suite complete with herringbone style flooring and frosted glass windows to the outside where a bath can be found with tall mounted towel rail and his and hers sinks with vanity storage.

The first of the double bedrooms comes to the left hand side of the hallway currently used as a second sitting room by the current owners. The space features all wooden effect flooring, all solid wooden flooring with views into the rear garden whilst the bedroom next door, again a double bedroom, also shares views into the rear garden with open solid wooden floor space suitable for a double bed with additional storage needs plus an en-suite shower room complete with tile flooring walk in shower cubicle with rainfall, shower head and vanity storage. The two larger bedrooms sit on the adjacent side of the home towards the front with the first sharing tree lined views towards the front of the home with a 17' floor space more than suitable for a large double bed and additional storage solutions whilst the main bedroom sits just next door again sharing those tree lined views towards the front of the home with solid wooden floor space taking you into a walk in dress room featuring floor to ceiling built in wardrobes and en-suite shower room with walking shower cubicle, vanity storage and rainfall showerhead.

The main living space sits towards the left of the home in the form of a stunning 48' multi aspect living area. Due to its position and thoughts to natural light, the room is well lit in every corner with high end fixtures and fittings throughout. The kitchen offers a wide range of base mounted storage units with a dual aspect and integrated enamelled butler sink. Further appliances such as the fridge and freezer are integrated within the space also whilst leaving room for a large range oven and hob with extraction above and dishwasher next to the sink.

Stable doors take you out onto the driveway out front whilst a second oak internal door takes you directly into the utility room with solid woodwork surfaces and further built in storage and second butler sink with plumbing for a washing machine with a further access door taking you into handy storage space. The centre of the room is currently used as a dining area with more than enough space for a large formal dining table ideal for hosting family and friends whilst the very rear of this magnificent living area is occupied by the sitting room area with a dual facing aspect featuring near floor to ceiling double glazed windows and feature bi-fold doors allowing you to seamlessly blend the outside and inside living spaces.

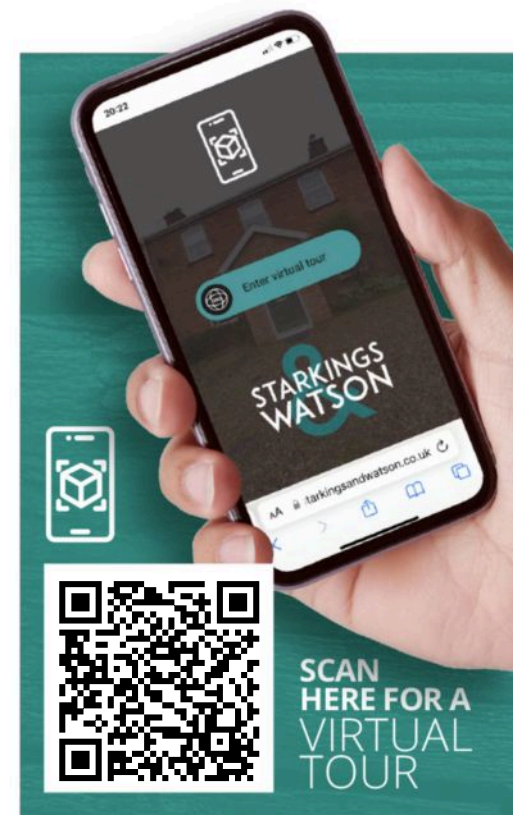
## FIND US

Postcode : NR29 5FF

What3Words : ///grafted.formally.flash

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





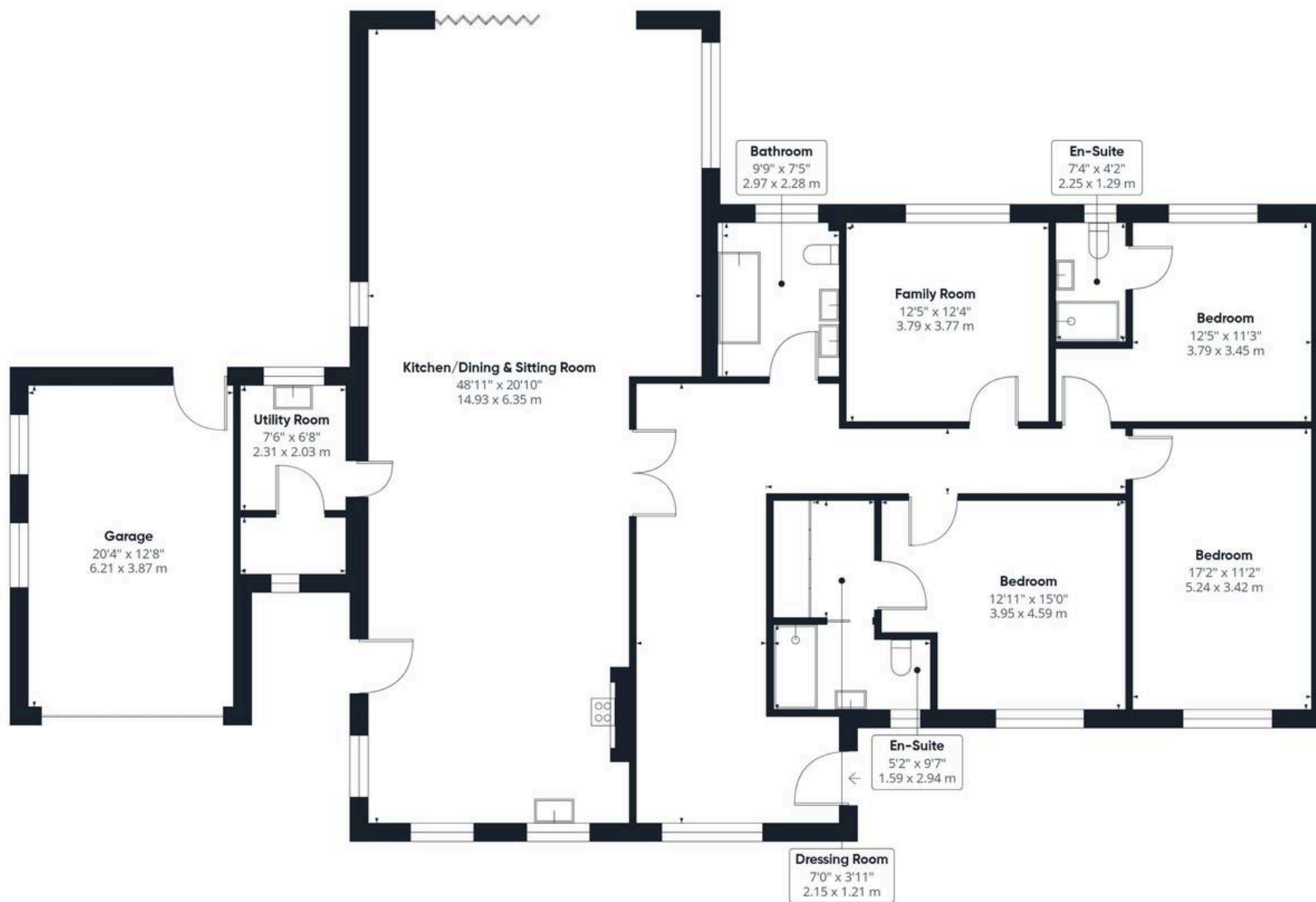




## THE GREAT OUTDOORS

Immediately as you exit this space a wrap around flagstone patio allows the perfect sitting area to enjoy the summer sunshine whilst a second, more cosy shingle seating area sits just behind the garage. The rest of the garden is fully enclosed with timber panel fencing and mature tall shrubs giving privacy and vibrancy whilst a large open lawn space makes the idea space for family to enjoy.





Approximate total area<sup>(1)</sup>

2469 ft<sup>2</sup>  
229.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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