



Rectory Close, Rollesby - NR29 5HW



1 Rectory Close

Rollesby, Great Yarmouth

NO CHAIN. Occupying a CORNER PLOT within a QUIET CLOSE this DETACHED BUNGALOW offers fantastic POTENTIAL both inside and out whilst still maintaining a private setting BACKING ON TO FARMED FIELDS. With a PORCH ENTRANCE the property flows freely from one living space to another where an 18' DUAL ASPECT sitting/dining room overlooks the MANICURED GARDENS beyond. TWO DOUBLE BEDROOMS sit on the adjacent side of the home with a separate WC and SHOWER ROOM sitting between them. In the middle of the home, the fitted kitchen can be found. Whilst in need of some modernisation, the space is generous and could easily accommodate a breakfast table with access door and rear porch taking you into the garden. The WRAP AROUND GARDENS have been lovingly maintained by the owners over many years with a large DRIVEWAY for parking multiple vehicles in front of the DETACHED BRICK GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain
- Detached Bungalow Backing Onto Fields
- Short Distance To Stunning Norfolk Broads & Golden Coastline
- Dual Aspect Sitting/Dining Room
- Two Double Bedrooms
- Immaculately Manicured Wrap Around Gardens
- Sweeping Driveway & Detached Brick Garage
- Sheltered Corner Plot

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 can be found at the very entrance of this quiet close where tall mature shrubs, trees and borders create privacy. With the property hidden from the street, the driveway emerges to your right hand side at the very edge of the home all laid to shingle. This space is more than large enough to accommodate multiple vehicles with access to the detached brick garage and swinging gates taking them to the rear garden for added security and privacy. The main access comes at the front of the home with raised walkway taking you to an elevated flagstone front patio.



THE GRAND TOUR

Once inside the porch entrance allows for the perfect space to slip off coats and shoes before heading into the property. The central hallway grants access to all living accommodation with a free flowing feel, taking you directly into the sitting and dining room on your right hand side. This room has a dual facing aspect and bay fronted windows overlooking the gardens, allowing natural light to flood the space, with large carpeted floor space more than enough room for both a formal dining and sitting room suite. The adjacent side of the home is occupied by two double bedrooms with a separate WC and walk-in shower room sat in between them. The shower room is fitted with all tiled surround and tall heated towel rail and is perfectly positioned to be knocked through to the WC in order to create a larger modern bathroom suite. Both bedrooms are more than large enough to accommodate double beds and storage solutions, with the smaller bedroom sitting towards the rear for the property, with a double glazed window looking outside the driveway and modern radiator mounted below. The larger bedroom sits towards the front of the home, with yet another dual facing aspect with bay frontage overlooking the gardens to the front of the home. In the centre of the home is the kitchen, currently fitted with a mixture of wall and base mounted storage units leaving room for freestanding appliances, with tall floor to ceiling storage cupboards and large open floor space. Whilst this room is in need of some modernization, it is more than functional in its current condition and could create a fantastic suite with large enough floor space for a breakfast table. A separate rear porch takes you directly into the rear garden, with the boiler room located just behind this with access coming to it from the garden.

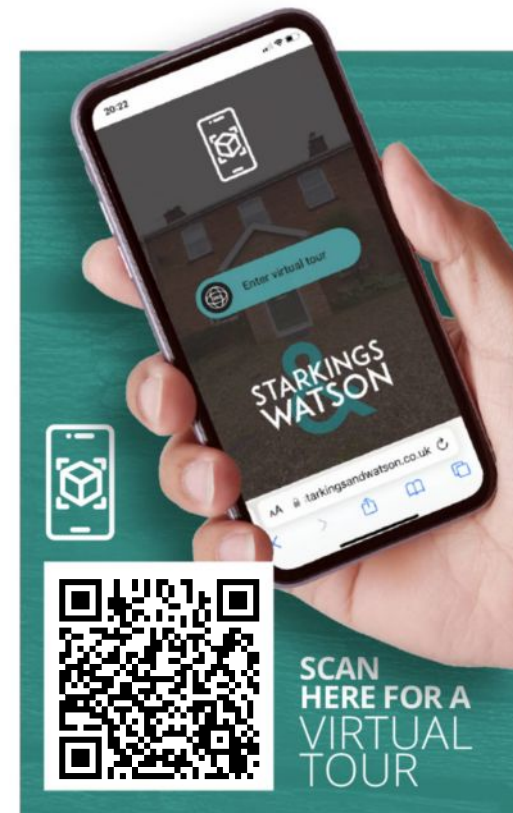
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VIRTUAL TOUR

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







GARDEN

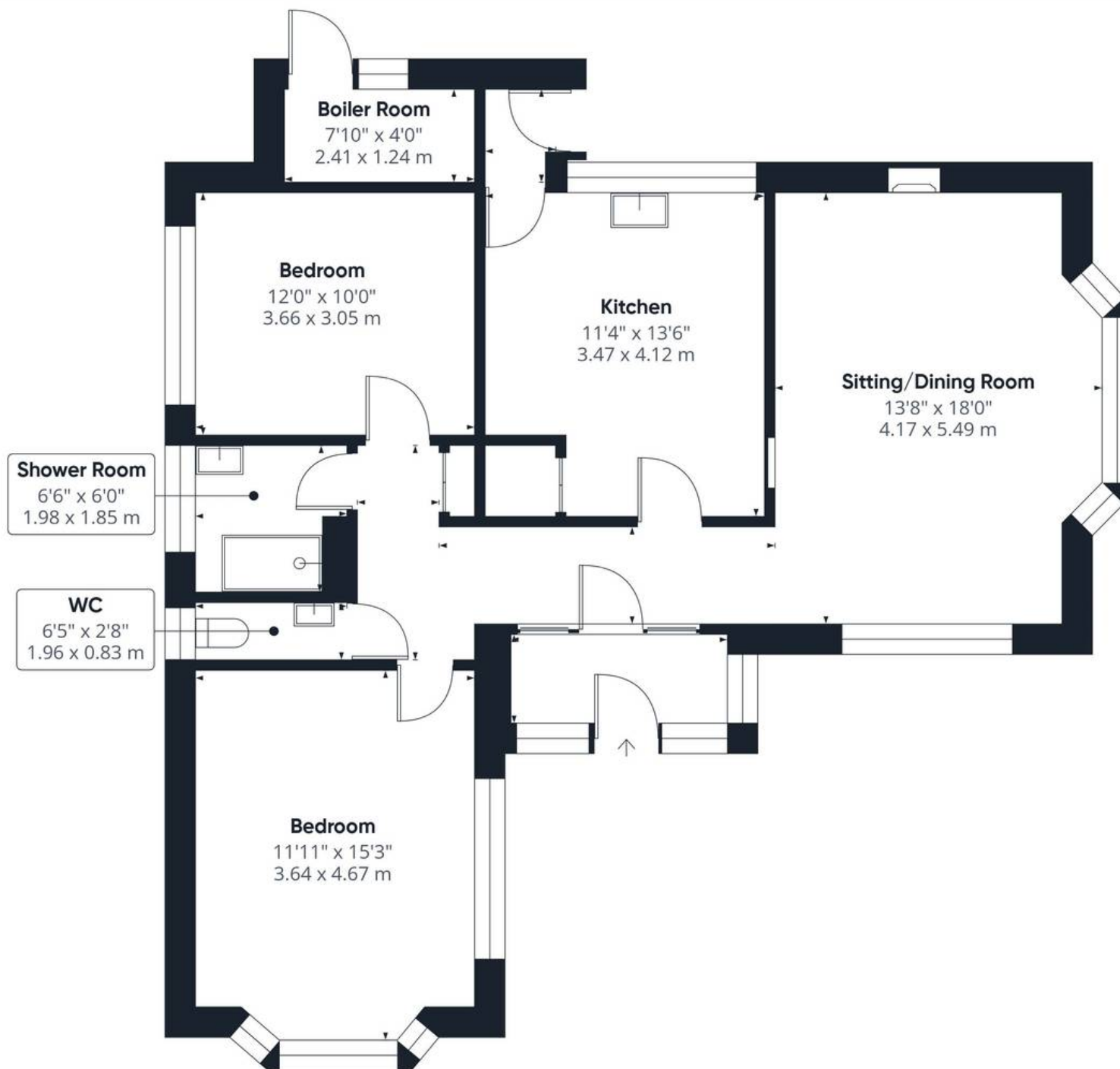
THE GREAT OUTDOORS The rear garden itself is all low maintenance and fully enclosed with a flagstone patio seating area perfectly positioned with privacy giving hedges behind to create the ideal space to sit and enjoy the summer sunshine. Access to the garage can be found in this space also whilst heading out to the right hand side, you can appreciate the love and attention that has gone into the to maintaining this garden over some years. With multiple planting borders, raised beds, mature trees and hedges all giving both vibrancy and privacy to the outside space.

GARAGE

DRIVEWAY

DISABLED PARKING AVAILABLE





Approximate total area⁽¹⁾

927 ft²

86.2 m²

(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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