

**Aldreds**  
Estate Agents



4 Leonard Court Martham Road, Rollesby, NR29 5DU

£725,000



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£725,000

# 4 Leonard Court Martham Road

Rollesby, NR29 5DU

- Brand New Detached House
- Underfloor Heating Via Air Source Heat Pump
- Bi-Fold Doors To Rear Garden
- Driveway Parking, 7.69m x 5.66m Garage
- Now Complete & Ready For First Occupation
- Five Double Bedrooms, Two En-Suite
- Spacious Kitchen/Diner With Quality Appliances
- Double Aspect 7.93m Long Lounge
- Enclosed Turfed Gardens
- Early Internal Viewing Is Highly Recommended To Appreciate

Aldreds are delighted to offer this hugely spacious five bedroom, detached house located in a prime position within this exclusive development in the Broadland village of Rollesby. Now ready to move in, this hugely spacious property offers accommodation including an impressive double aspect 7.93m long lounge, kitchen/diner with bi-fold doors to rear garden, study/sitting room, five double bedrooms, two en-suite and family bathroom. The property includes flooring throughout and offers uPVC sealed unit double glazed sash windows, under floor heating via Air source heat pump, driveway parking, a hugely spacious garage and an enclosed, part walled rear garden. Early internal viewing is highly recommended to appreciate this impressive new build property.



## Entrance Hall

A spacious entrance with entrance door with top glazed panel, two front facing windows, stairs to first floor landing, power points, mains smoke detector, inset LED ceiling lighting, thermostat control for underfloor heating, doors leading off;

## Cloakroom

Fitted unit with enclosed low level w.c. and hand wash basin, ventilation, inset LED ceiling lights.

## Lounge 26'0" x 12'11" reducing to 11'8" (7.93m x 3.94m reducing to 3.58m)

A hugely spacious double aspect room with window to front and glazed French doors leading to rear garden, feature fireplace with inset tv plinth with power points and television point and electric pebble effect fire under, door giving access to;





**Kitchen/Diner 22'11" reducing to 21'9" x 15'10" at max (7m reducing to 6.65m x 4.83m at max)**

A wonderful room with a rear garden aspect, bi-fold doors leading to patio, rear facing window, power points, thermostat control for under floor heating, inset LED ceiling lighting, television point, door from hallway, a range of fitted kitchen units with quartz work surface, sink drainer with mixer tap, integrated appliances including Neff ceramic hob, chimney style extractor, Neff combination microwave, Neff oven, larder freezer, larder fridge, door giving access to;

**Utility Room 9'3" x 5'8" (2.84m x 1.75m)**

With part glazed door leading into garage, fitted base unit with quartz work surface and upstand, stainless steel sink drainer with mixer tap, plumbing for washing machine, power point, thermostat control for under floor heating, built-in cupboard housing electric fuse board and under floor heating manifold.

**Study/Sitting/Dining Room 13'6" reducing to 11'5" x 12'11" (4.12m reducing to 3.48m x 3.96m)**

Window to front aspect, power points, thermostat for under floor heating, television point.

## Directions

On arriving in the village of Rollesby on the A149 heading East, turn left opposite the Horse and Groom Public House into Martham Road and proceed a short way along passing the veterinary surgery on the left hand side where the development can be found shortly after Back Lane on the right hand side, located by our FOR SALE board. The property is located at the end of Leonard Court at the head of the Development.



### First Floor Landing

Built-in cupboard, radiator, power points, central heating control, loft access, main smoke detector, doors leading off;

### Master Bedroom 17'10" at max reducing to 11'5" x 18'11" at max re (5.44m at max reducing to 3.48m x 5.77m at max redu)

Of an irregular shape. Window to front aspect, two radiators, power points, television point, door giving access to;

### En-Suite Shower Room 8'3" x 5'6" (2.53m x 1.69m)

Obscure glazed window to side aspect, low level w.c., fitted vanity storage unit with sink with mixer tap, tiled double size shower cubicle with screen and raindrop shower head, heated towel rail, ventilation, inset LED ceiling lighting.

### Bedroom 2 17'2" reducing to 13'11" x 11'11" at max (5.24m reducing to 4.26m x 3.64m at max)

Window to rear aspect, radiator, power points, television point, door giving access to;

### En-Suite Shower Room

With a fitted unit with integrated low level w.c., hand wash basin with mono bloc tap, tiled shower cubicle with raindrop shower head, heated towel rail, ventilation, inset LED ceiling lighting.

### Bedroom 3 12'11" x 11'5" reducing to 9'4" (3.95m x 3.49m reducing to 2.85m)

Window to front aspect, radiator, power points, television point.

### Bedroom 4 11'5" reducing to 9'10" x 10'9" at max (3.48m reducing to 3.02m x 3.29m at max)

Three feature windows to front aspect, radiator, power points, television point.

### Bedroom 5 12'7" x 9'4" (3.86m x 2.86m)

Window to rear aspect, radiator, power points, television point.

### Bathroom 8'7" x 8'5" at max (2.64m x 2.59m at max)

Window to rear aspect, roll top bath with corner mixer tap, tiled splash backs, double size shower cubicle with fixed screen and raindrop shower head, hand wash basin within a fitted vanity storage unit, mono bloc tap, low level w.c., heated towel rail, ventilation, inset LED ceiling lighting, airing cupboard housing pressurised hot water cylinder.

### Outside

The property is located at the head of this exclusive development with vehicular access via a spray tar and pea shingled driveway leading to adjoining garage.

### Garage 25'2" x 18'6" (7.69m x 5.66m)

Of Triple garage size with two front facing electrically operated up and over doors, rear facing window and rear service door.

### Gardens

The gardens are laid to turf to front and rear with high level brick walls to side boundaries, mature hedgerows to rear offering a high degree of privacy. There is a spacious patio accessed from the lounge and kitchen diner bi fold doors with pathway extending to the side of the property.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band: tbc

### Energy Performance Certificate (EPC)

Rating : tbc

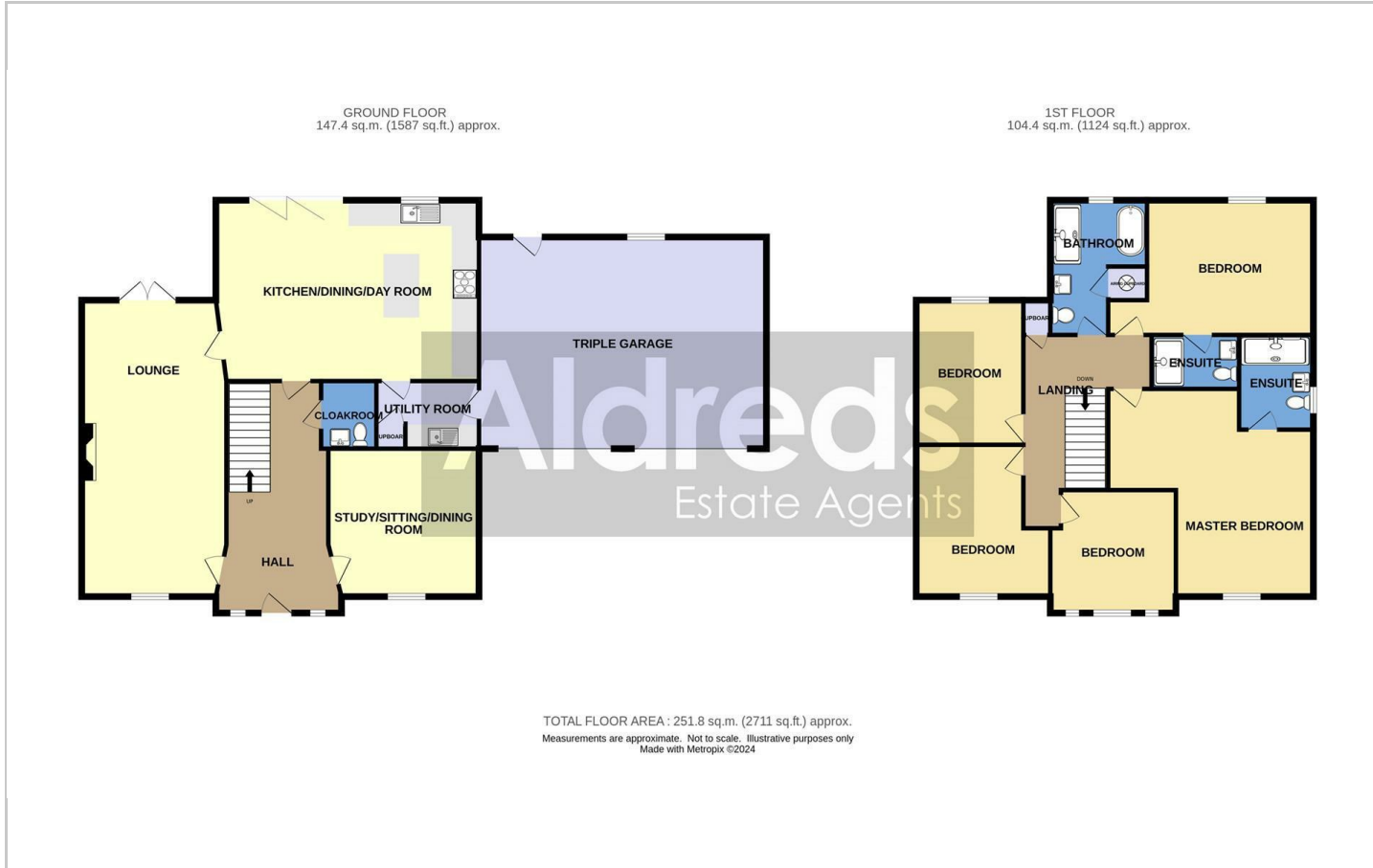
### Location

Rollesby is a rural village in East Norfolk, located on the A149 just 8 miles North West of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft. The village has a Primary School, village hall and park, a well-stocked farm shop, small business units and a nearby restaurant/cafe situated overlooking the water. Being located in the Norfolk Broads National Park, Rollesby Broad forms part of the collection of smaller interlink broads known as the Trinity Broads. These are perfect for fishing, sailing, birdwatching and remain isolated from the rest of the river system, so very peaceful and tranquil. Rollesby is very close to many coastal villages with great access to the seaside and the miles of beaches for dog walkers and families alike. Favourites include Winterton and Horsey for seal spotting during the winter months.

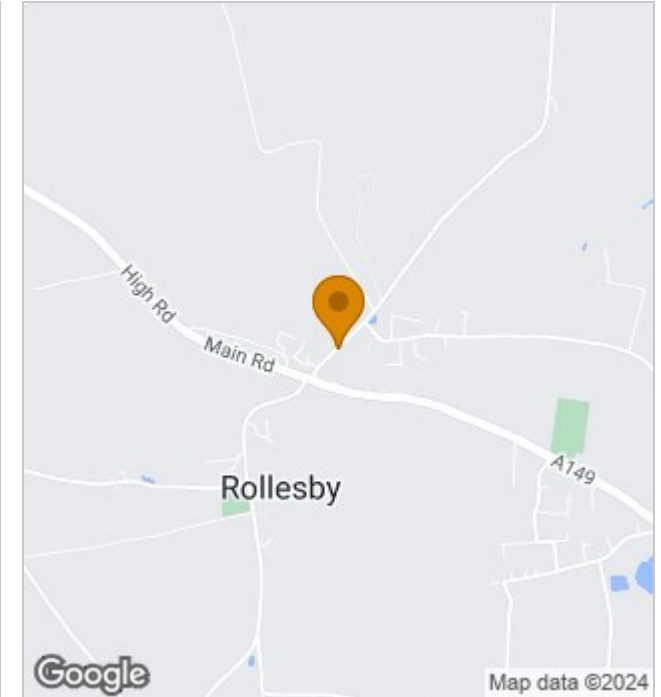
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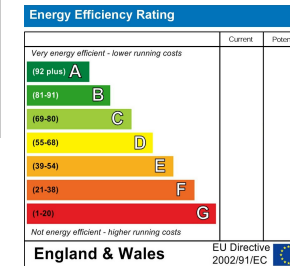
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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