

**Aldreds**  
Estate Agents



2 Leonard Court Martham Road, Rollesby, NR29 5BA

£625,000





# 2 Leonard Court Martham Road

Rollesby, Great Yarmouth, NR29 5BA

- Brand New Detached Bungalow
- Four Bedrooms
- Outstanding Rural Views
- Two En-Suites
- Sought After Broadland Village
- The 2nd Bungalow Released to Market
- Double Garage
- LPG Underfloor Heating
- Impressive Kitchen/Dining/Day Room
- Early Enquiries Encouraged

The 2nd Bungalow release on this exclusive development - Aldreds are delighted to offer this hugely spacious detached bungalow, now nearing completion in the popular Broadland village of Rollesby. This well appointed property will be finished to a high standard throughout with accommodation including an impressive, double aspect kitchen/dining/family room, lounge, four bedrooms, two with en-suite, bathroom and utility room. The property will offer LPG underfloor heating, a double garage, driveway parking and gardens to front and rear with a particular feature being the far reaching farmland views available from the back garden. Early viewing is strongly recommended as construction continues.



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## Entrance Hall

A spacious entrance hall with three built-in cupboards, doors leading off and double doors leading to;

## Lounge 19'4" x 12'4" (5.9m x 3.78m)

Sliding doors giving access to rear garden, power points, tv point.

## Kitchen/Dining/Family Room 23'10" x 16'0" reducing to 13'1" (7.28m x 4.89m reducing to 3.99m)

A spacious double aspect room with window to front aspect and French doors to rear, a range of fitted kitchen units with appliances, door giving access to;

## Utility Room 7'11" x 5'2" (2.43m x 1.59m)

Rear facing window, fitted units, plumbing for washing machine.

## Bedroom 1 13'1" plus doorwell x 12'9" (4m plus doorwell x 3.9m)

Window to rear aspect, French doors leading to rear garden, power points, door giving access to;



### En-Suite Shower Room

Obscure glazed side facing window, shower cubicle, low level w.c., hand wash basin.

### Bedroom 2 13'1" x 10'7" plus doorwell (3.99m x 3.25m plus doorwell)

Window to front aspect, power points, door giving access to;

### En-Suite Shower Room

Obscure glazed window to front aspect, shower cubicle, hand wash basin, low level w.c.

### Bedroom 3 9'10" x 9'10" (3m x 3m)

Window to side aspect, power points.

### Bathroom

Obscure glazed window to side aspect, bath, hand wash basin, low level w.c.

### Bedroom 4/Study 8'4" x 7'8" (2.55m x 2.35m)

Window to front aspect, power points.

### Garage 23'10" reducing to 16'10" x 17'8" (7.27m reducing to 5.15m x 5.4m)

With power, lighting and rear service door.

## 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 Leonard Court development can be found shortly after Back Lane on the right hand side, located by our FOR SALE board.

### Outside

Driveway parking to the front with lawned front garden. The property will offer a spacious rear garden backing on to open farmland allowing tremendous rural views.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - not banded yet.

### Energy Performance Certificate (PEA)

PEA - to be confirmed.

### 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.

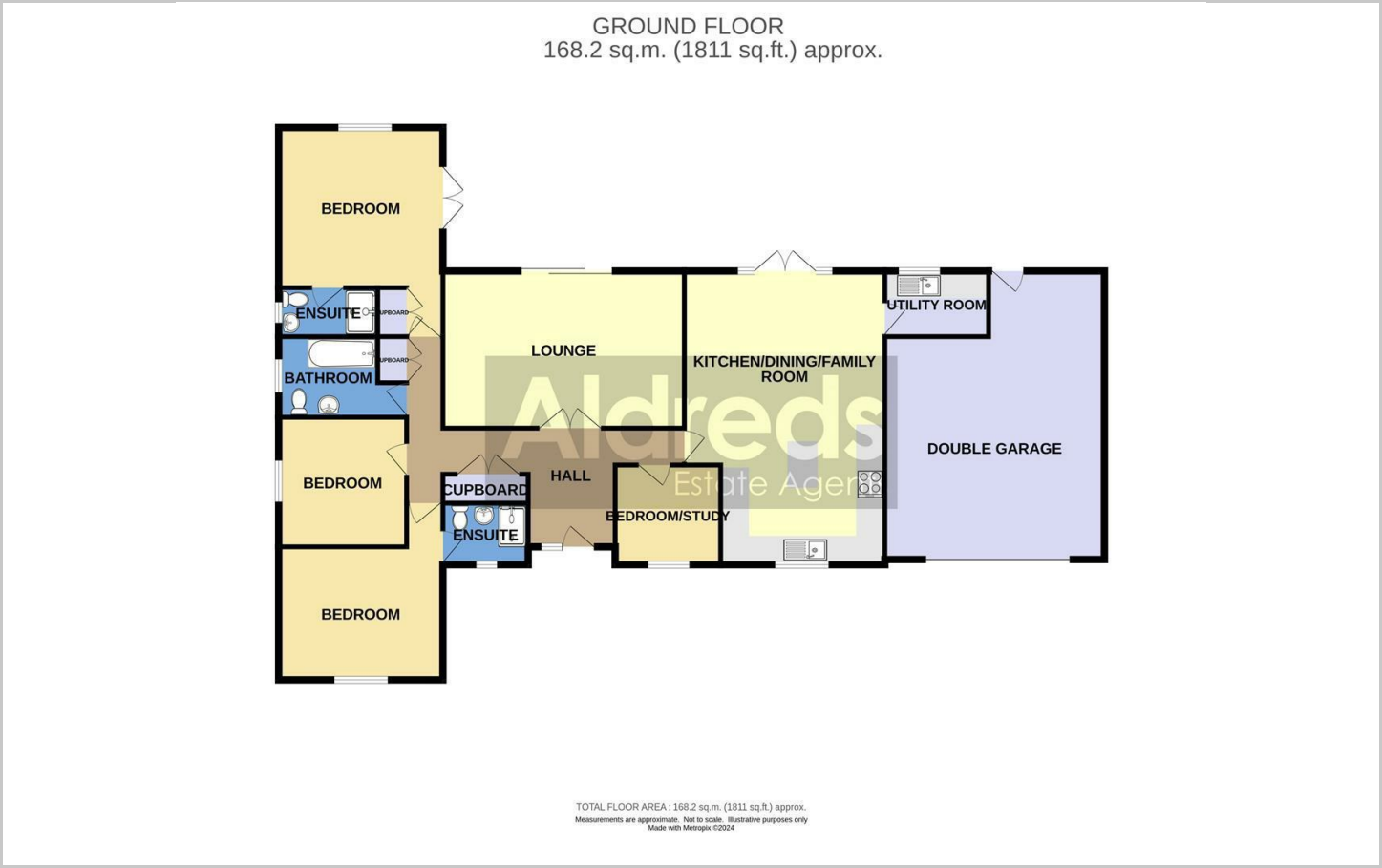
### PLEASE NOTE

All internal and garden photographs shown, are of Plot 1 for example purposes only. Both bungalows are of the same design, but handed, and both offer the same outstanding farmland views to the rear.

### Reference

PJL/S9839

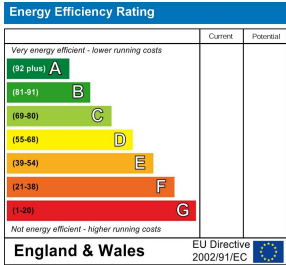
Floor Plans



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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