

**Aldreds**  
Estate Agents



The Anchorage Back Lane, Rollesby, Great Yarmouth, NR29 5EE

£220,000



2



1



2



D



£220,000

# The Anchorage Back Lane

Rollesby Great Yarmouth, NR29 5EE

- Attractive Single Storey Barn Conversion
- Lounge and Open Plan Dining Area
- Off Road Parking and Car Port
- Oil Fired Central Heating
- Ideal Permanent Residence or Holiday Home/Let
- Two Bedrooms
- Delightful Garden with Superb Open Farmland Views
- Communal Courtyard Area to the Rear
- Delightful Village Location
- Internal Viewing Recommend to Appreciate

Aldreds are pleased to offer this attractive two bedroom, single storey barn conversion, situated in the popular Broadland village of Rollesby. Occupying a semi-rural position with outstanding farmland views, this individual property offers accommodation including an entrance hall, kitchen/breakfast room, lounge/diner, two bedrooms and bathroom. The property offers oil-fired central heating, private garden and a shared communal courtyard to the rear and off road parking with car port. Early internal viewing is highly recommended to appreciate.



## Entrance Hall

Part glazed entrance door, radiator, airing cupboard housing hot water cylinder with immersion heater, loft access and doors leading off

## Kitchen/Breakfast Room 17'4" x 6'8" reducing to 5'9" (5.3 x 2.05 reducing to 1.76)

Windows to front and side aspects, wall mounted oil fired boiler for hot water and central heating, a range of fitted kitchen units and rolled edge worksurface, stainless steel sink drainer with mixer tap, plumbing for washing machine, integrated electric oven, ceramic hob and stainless steel chimney style extractor, space for fridge freezer, door giving access to

## Dining area 9'8" x 5'8" (2.96 x 1.73)

Radiator, telephone point, power points door to bedroom two and open plan access to:

## Lounge 15'10" x 10'7" (4.84 x 3.25)

Rear facing window and glazed door to rear communal courtyard, radiator, power points, television point, wall lighting, brick built fireplace surround with tiled hearth and timber mantle, thermostat for central heating





### Bedroom 1 10'7" x 9'9" (3.25 x 2.98)

Window to rear aspect, radiator, power points, walk-in wardrobe with sliding doors

### Bedroom 2 11'4" x 8'7" (3.47 x 2.62)

Window to front aspect, radiator, power points

### Bathroom 9'9" x 5'6" (2.98 x 1.7m)

Obscure glazed window to front aspect, part-tiled walls, tiled flooring, radiator, white suite comprising low level WC, pedestal hand wash basin and panelled bath with shower over, shavers point

### Outside

The property offers driveway parking for two cars under a timber built car port and a timber picket style fence and gate dividing to an attractive lawned garden with mature oak tree planting, timber garden shed and patio area. Double gates to side with further paved hardstanding. Sealed oil storage tank and external water supply. A particular feature of the garden is the wonderful mature oak tree and the far reaching farmland views offered to the front aspect. To the rear of the property is a communal courtyard area, delightfully presented with raised planting and accessible to The Anchorage and other neighbouring properties in the development.

### Directions

On arriving in the village of Rollesby on the main road heading North West from Great Yarmouth proceed over the bridge dividing Rollesby and Ormesby Broad, before taking the first right hand turn into Back Lane, continue as the road bears round to the left where the property can be found a short way along on the right hand side, set back from the road just along the field facing farm track, to the right, located by our FOR SALE board.



**Tenure**  
Freehold

**Services**  
Mains water, electric and drainage.

**Council Tax**  
Great Yarmouth Borough Council - Band B

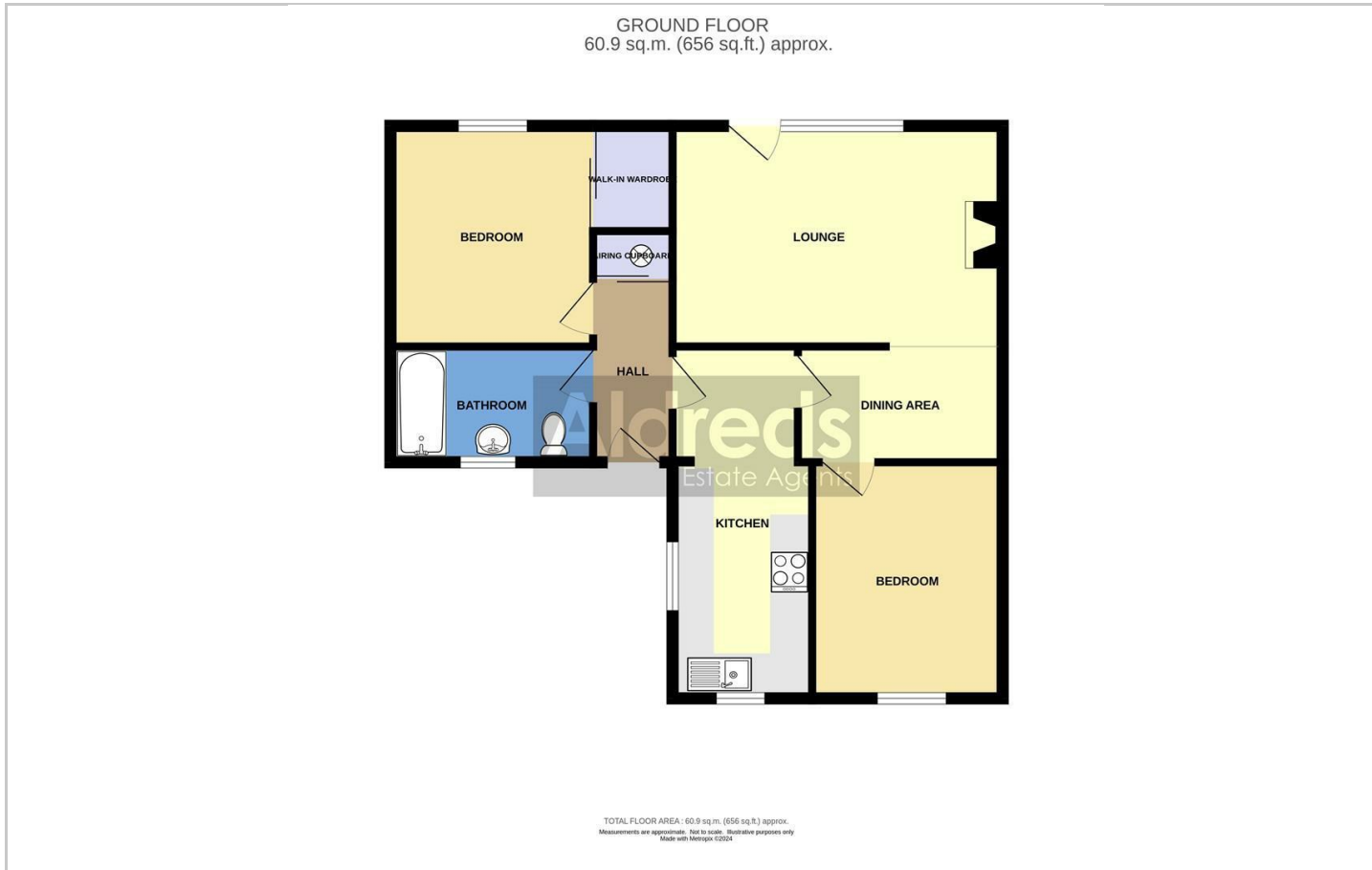
**Energy Performance Certificate**  
Rating D

**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.

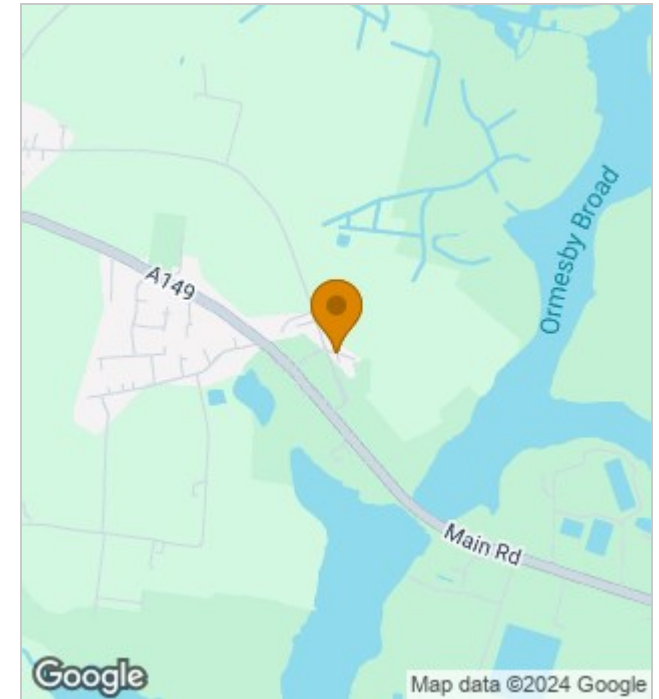
**Reference**  
PJL/S9848



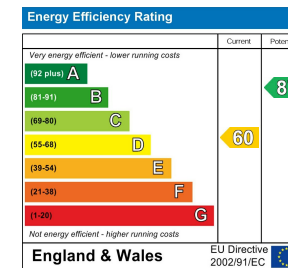
## Floor Plans



## 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.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA