

Aldreds
Estate Agents



Plot 10 Leonard Court, Martham Road

Rollesby, Great Yarmouth, NR29 5BA

£395,000



Plot 10 Leonard Court Martham Road

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Another new release on this exciting development! Currently under construction and due for completion towards the end of 2024, we are pleased to offer this spacious three bed detached bungalow which will be finished to an excellent standard with a high specification including underfloor heating via air source heat pump. The property will offer accommodation including an entrance hall, lounge, kitchen/diner, utility room, 3 bedrooms, master ensuite shower and bathroom. The bungalow will benefit from uPVC sealed unit double glazed windows, fitted kitchen with appliances, driveway parking and garage and a nicely enclosed, part-walled rear garden. Early enquiries are strongly recommended as this new Broadland development has proved hugely popular so far.

Entrance Hall

Part-glazed entrance door, airing cupboard housing pressurised hot water cylinder, doors leading off

Bedroom 1

12'5" x 9'10" (3.8m x 3.0m)

Window to front aspect, door to

Ensuite shower room

Obscure glazed window to side aspect, shower, low level WC, hand wash basin within a fitted unit

Bedroom 2

11'9" x 9'6" (3.6m x 2.9m)

Window to side aspect

Bedroom 3

10'9" x 8'8" (3.3m x 2.66m)

Window to front aspect

Lounge

19'0" x 12'9" (5.8m x 3.9m)

Window to side aspect, glazed French doors and glazed side panels leading to rear garden, door to

Kitchen/Diner

19'0" x 9'10" (5.8m x 3m)

Window to side aspect, glazed French door to rear aspect with glazed side panels, a range of fitted kitchen units, sink drainer, integrated appliances, door giving access to:

Utility room

9'10" x 5'2" (3m x 1.6m)

Part-glazed door to side, fitted units.

Bathroom

Side facing obscure glazed window, panel bath, separate shower, low level WC, hand wash basin





Outside

The property occupies a generous plot with driveway parking to the side of the property extending onto a single garage. A nicely enclosed rear garden with patio area off the rear of the property.

Tenure

Freehold

Services

Mains water, electric and drainage

Council Tax

Great Yarmouth Borough Council - not banded yet.

Energy Performance Certificate

TBC

Specification and Measurements

All measurements are scaled from plans and should be used as an approximate guide only. Specification is subject to change and alteration during the course of construction without notice prospective purchasers should satisfy themselves as to the agreed specification prior to purchase.

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.

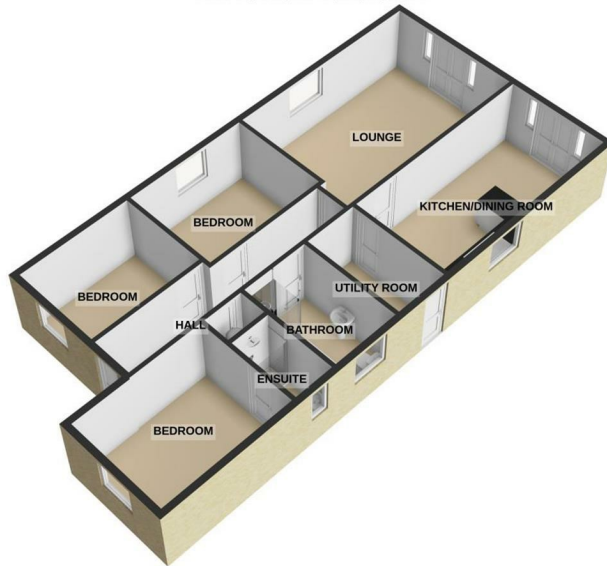
Reference

PJL/S9860

PLEASE NOTE

Photos shown are of Plot 9 - a bungalow of the same design, but handed.

GROUND FLOOR
92.6 sq.m. (997 sq.ft.) approx.



TOTAL FLOOR AREA : 92.6 sq.m. (997 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Floor Plan



Viewing

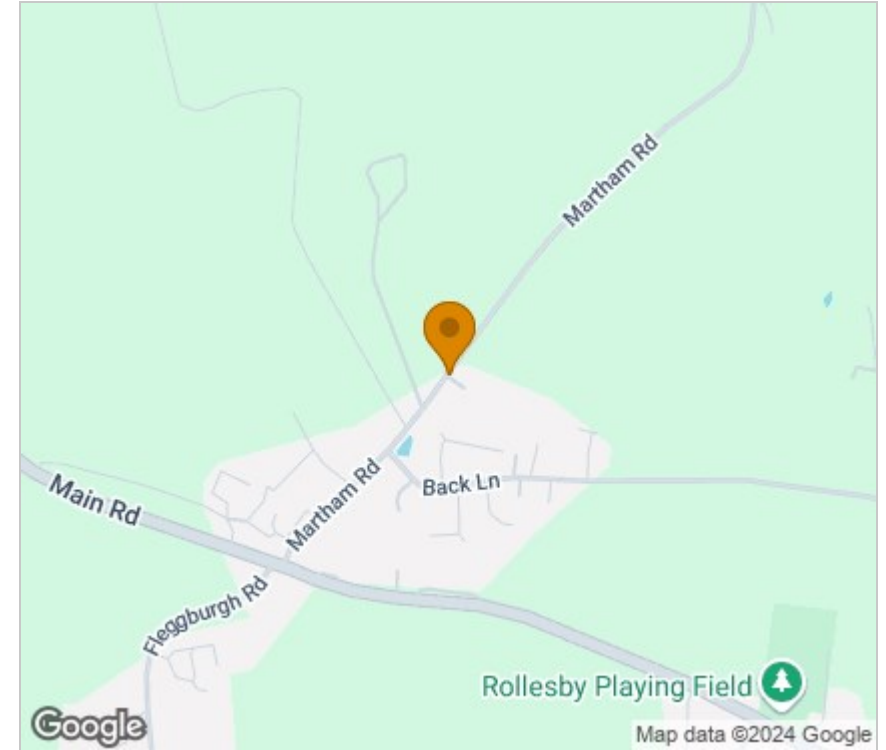
Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

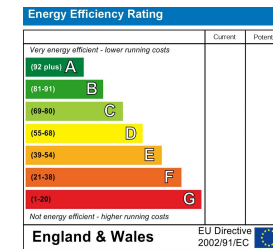
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Area Map



Energy Efficiency Graph



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