

**Aldreds**  
Estate Agents



3 Leonard Court, Rollesby, NR29 5BA

£725,000







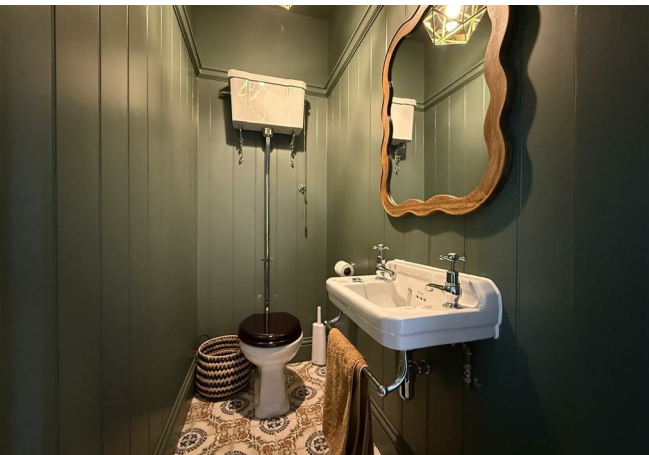


# 3 Leonard Court

Rollesby, NR29 5BA

- Stunning 2024 Built Home in a Georgian Style
- Spacious Open Plan Kitchen/Dining/Day Room
- Beautiful Interiors and High Quality Fittings Throughout
- Wonderful Attention to Detail
- Garage Building with Gym & Office Space
- Four Double Bedrooms (Three En Suite)
- Snug Lounge & Study
- LPG Underfloor Central Heating
- Outstanding Farmland Views
- Must View to be Appreciated!

Aldreds are delighted to offer this stunning detached house of a Georgian style, built in 2024. This beautifully finished home offers luxurious interiors with accommodation including four double bedrooms, three en suite, an impressive open plan kitchen/dining/day room, snug lounge and a study. The property features sash style windows, high quality fitted kitchen and bathrooms with Quartz surfaces and quality tiling, LPG underfloor central heating and beautiful decor throughout. Outside, there is a private walled driveway, accessed via electric gates, leading to a garage building incorporating a home gym and first floor potential home office/studio. The wrap around garden sides onto open farmland with far reaching views. Early internal viewing is highly recommended!



£725,000



## Entrance Hall

A stunning Entrance with composite entrance door with glazed surround, part panelled walls with picture wall lighting, stairs to first floor landing, power points, thermostat control for under floor heating, doors leading off;

## Study 13'2" at max x 10'7" at max (4.02m at max x 3.24m at max)

Double aspect room with windows to front and side, plant cupboard housing underfloor heating manifold, LPG boiler for hot water and central heating and pressurised hot water cylinder, power points, telephone point, LED ceiling lighting, thermostat for under floor heating.

## Snug 13'2" x 12'10" at max (4.02m x 3.92m at max)

Double aspect room with windows to front and side allowing a superb open farmland view, power points, thermostat control for underfloor heating.

## Cloakroom

Tiled flooring, panelled walls with picture rail, high level w.c., antique style hand wash basin with integrated towel rail.

## Open Plan Kitchen/Dining & Living Area

A wonderful open plan living space, backing onto the garden with far reaching farmland views beyond.





### Kitchen/Dining Area 22'10" x 15'7" (6.98m x 4.77m)

With French doors leading to rear garden, two rear facing windows, a range of high quality fitted kitchen units with Quartz work surface, island unit housing sink with Quooker combination instant boiling and chilled water tap, range cooker with extractor over, integrated fridge and dishwasher, pelmet LED lighting, doors to Utility and Pantry.

### Pantry 5'10" x 4'3" (1.8m x 1.3m)

Beautifully shelved out with Quartz surfaces.

### Utility Room 8'11" x 5'10" (2.72m x 1.8m)

A range of fitted units with Quartz work surface and circular sink, power points and plumbing for washing machine.

### Living / Day Room 15'7" x 13'3" at max (4.75m x 4.05m at max)

A double aspect space, open plan from the kitchen dining room with window to side and French doors leading to garden. Power points, tv point, panlled walls.

### First Floor Landing

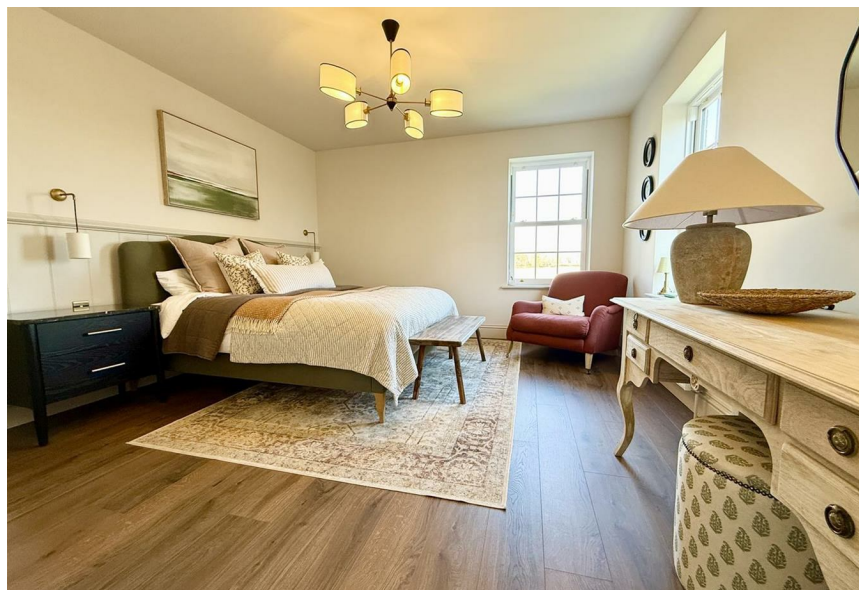
A superb open landing space with panelled walls, radiator, doors leading off;

### Master Bedroom 15'1" x 12'11" at max (4.61m x 3.96m at max)

Windows to side and rear aspects allowing a superb open farmland view, two radiators, panelled walls, power points, bedside wall lighting, open plan access leading to;

### Directions

On arriving in the village of Rollesby on the A149 heading East, turn left opposite the former Horse and Groom Public House into Martham Road and proceed a short way along passing the veterinary surgery on the left hand side where Leonard Court can be found shortly after Back Lane on the right hand side, located by our FOR SALE board. Number 3 can be found at the end of the road on the left hand side.





**Dressing Room**

Fitted wardrobes and shelving, inset LED ceiling lighting.

**En-Suite Shower Room 7'5" x 5'6" (2.27m x 1.7m)**

Window to rear aspect, radiator, low level w.c., hand wash basin within a fitted unit, tiled shower cubicle with fixed shower screen and raindrop shower head, inset LED ceiling lighting, ventilation.

**Bedroom 2 15'7" x 13'3" at max (4.75m x 4.05m at max)**

Windows to side and rear aspects allowing a farmland view, two radiators, power points, television point, door giving access to;

**En-Suite Shower Room 8'10" x 4'11" (2.7m x 1.5m)**

Tiled shower cubicle with fixed shower screen, raindrop shower head, LED ceiling lighting, ventilation, fitted unit housing an enclosed cistern low level w.c & hand wash basin, radiator.

**Bedroom 3 14'0" x 11'1" at max (4.27m x 3.39m at max)**

Three front facing windows, panelled walls, radiator, power points, television point, door giving access to;

**En-Suite Shower Room 8'10" x 4'4" (2.7m x 1.33m)**

Window to front aspect, radiator, tiled flooring, tiled shower cubicle with fixed shower screen, raindrop shower head, LED ceiling lighting, ventilation, low level w.c., .hand wash basin within a fitted vanity unit.

**Bedroom 4 11'5" x 11'11" at max (3.48m x 3.65m at max)**

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

**Bathroom 10'4" x 8'8" at max (3.16m x 2.66m at max)**

Window to side aspect, low level w.c, hand wash basin within a fitted unit with Quartz work surface and upstand, free standing roll-top bath with wall mounted mixer tap and shower head, antique style radiator, inset LED ceiling lighting, ventilation.

**Outside**

The property sits securely, behind a high level brick wall with electrically operated double gates with a side service gate leading to a large tarmac driveway. The wrap around garden to side and rear is laid to lawn and offers a fantastic open farmland view over post and rail fencing.

**Garage 21'7" x 15'5" (6.6m x 4.7m)**

Electric roller door, power, lighting and EV charging point

**Gym / Garden Room 21'3" x 9'8" (6.5m x 2.96m)**

A garden facing room adjoining the garage with b-fold doors opening to patio, side facing window, power & lighting.

**Loft Room / Home Office 22'11" x 15'5" (7m x 4.7m)**

With some restricted headroom. A Fantastic space with vaulted ceiling, accessed via a spiral staircase.

**Services**

Mains water, electric and drainage. LPG gas via a 1400 litre underground tank.

**Council Tax**

Great Yarmouth Borough Council. Band 'F'

**Location**

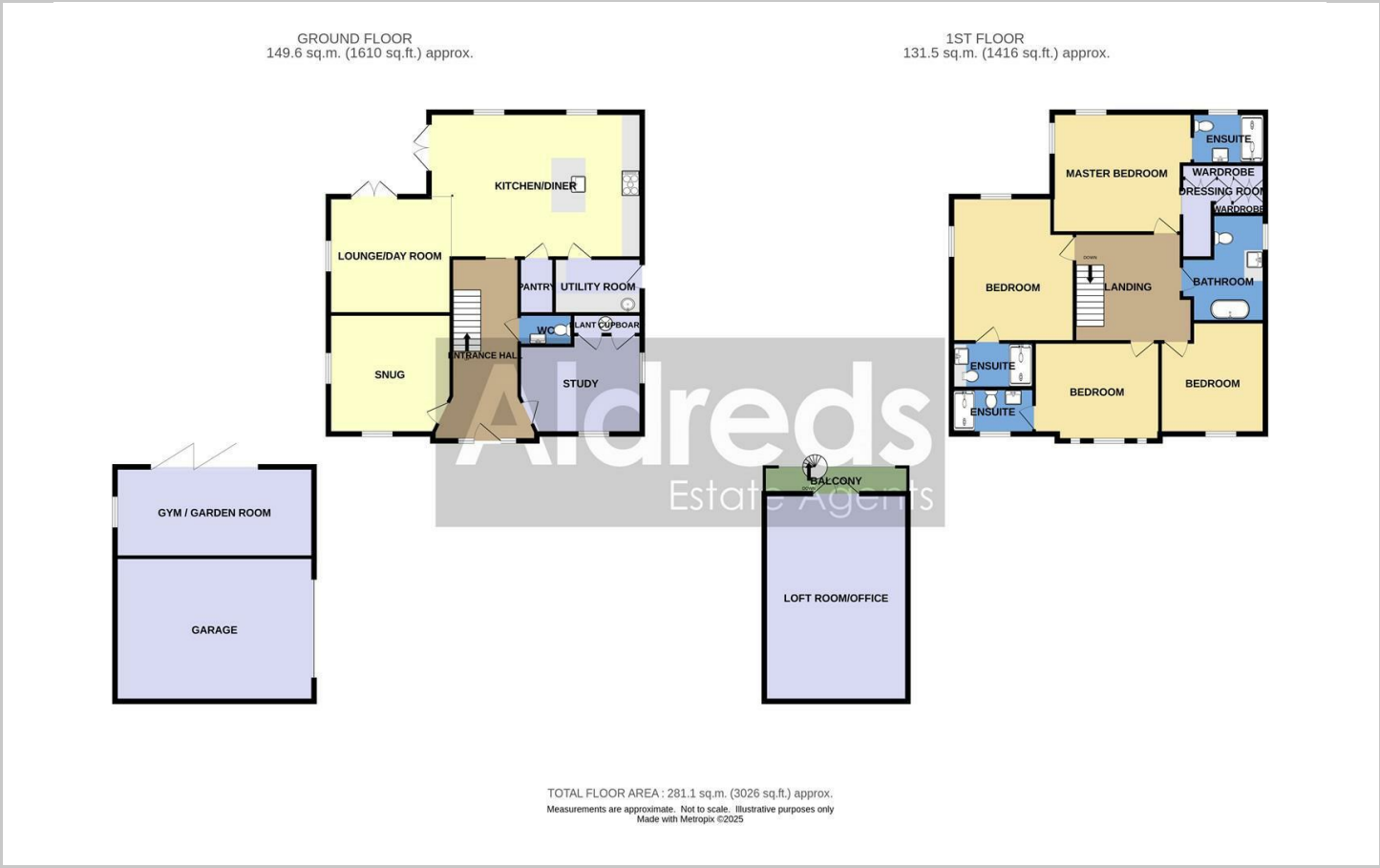
Rollsby is a rural village in East Norfolk, located on the A149 just 8 miles North West of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft. The village has a Primary School, village hall and park, a well-stocked farm shop, small business units and a nearby restaurant/cafe situated overlooking the water. Being located in the Norfolk Broads National Park, Rollsby 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. Rollsby 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/S9910



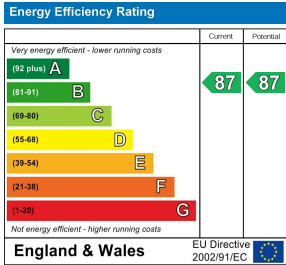
Floor Plans



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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