

Aldreds
Estate Agents



Barn 1 Heath Road, Rollesby, NR29 5HN

£240,000





Barn 1 Heath Road

Rollesby, NR29 5HN

- Brand New Contemporary Barn Conversion
- High Specification
- Two Double Bedrooms
- Fully Fitted Kitchen with Appliances
- Two Parking Spaces with EV Charging Point
- Beautifully Finished Throughout
- Under Floor Heating via Air Source Heat Pump
- Spacious Open Plan Living Space
- Flooring Included
- Private Courtyard Garden & Communal Areas

Aldreds are delighted to offer the 2nd stage release of this exciting development of contemporary converted barns, located in a delightful rural location on the outskirts of the Broadland village of Rollesby. A particular feature of this development is the open outlook across far reaching farmland. Barn 1 offers a spacious open plan living/dining kitchen area, two double bedrooms and a shower room. The property offers under floor heating via an air source heat pump, anthracite grey uPVC sealed unit windows and doors, a modern fitted kitchen with quartz work surfaces and integrated appliances, parking space for two cars with EV charging, and a private, walled courtyard garden. Now complete and ready to move in!

£240,000



Entrance Hall

Glazed entrance door, power points, smoke detector, thermostat control for under floor heating, doors leading off;

Open Plan Living/Dining/Kitchen 20'11" at max 13'3" at max (6.39m at max 4.05m at max)

Two Windows to front aspect, power points, television point, thermostat control for under floor heating, built-in cupboard housing under floor heating manifold, access to kitchen area with a range of contemporary units with quartz worktop and upstand, inset sink with mixer tap, integrated electric oven, induction hob, chimney style extractor, dishwasher, washing machine, fridge-freezer, smoke detector.

Bedroom 1 12'8" x 10'6" (3.88m x 3.22m)

Windows to side, looking into the courtyard garden, power points, television point.

Bedroom 2 12'8" x 9'10" (3.88m x 3.02m)

Window to side aspect, power points, television point.





Shower Room

Tiled double size shower cubicle with fixed screen and raindrop shower head, hand wash basin within a fitted storage unit, inset low level w.c., ventilation, heated towel rail.

Outside

The property offers two parking spaces, with an EV charging point, directly to the front in a communal parking area. A gate to side gives access to a paved courtyard garden, nicely enclosed with high level brick walls. Communal grounds with bin stores.

Tenure

Freehold. A management company will be formed and owned by all five future property owners to manage the communal grounds, car park area and the drainage treatment plant.

Services

Mains water, electric and drainage via a shared treatment plant.

Council Tax

Great Yarmouth Borough Council - yet to be banded.

Directions

From our Stalham Broadland office, head south east on the A149 towards Great Yarmouth. Proceed through the village of Repps with Bastwick, branching right at the village hall, towards Acle on the B1152 Mill Road. Continue for about a half a mile before turning third left into Heath Road, where the property can be found a short way along on the right hand side.

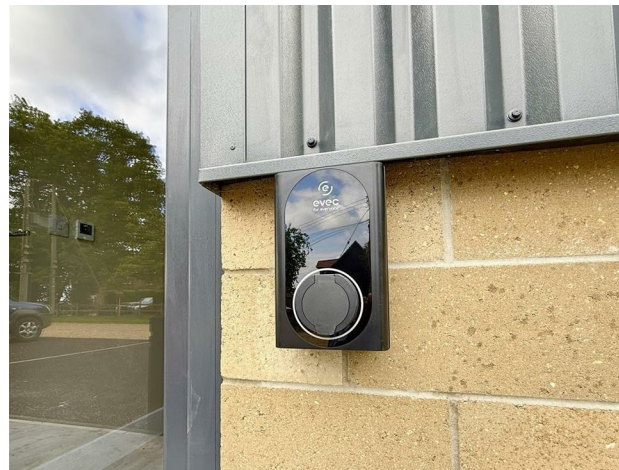
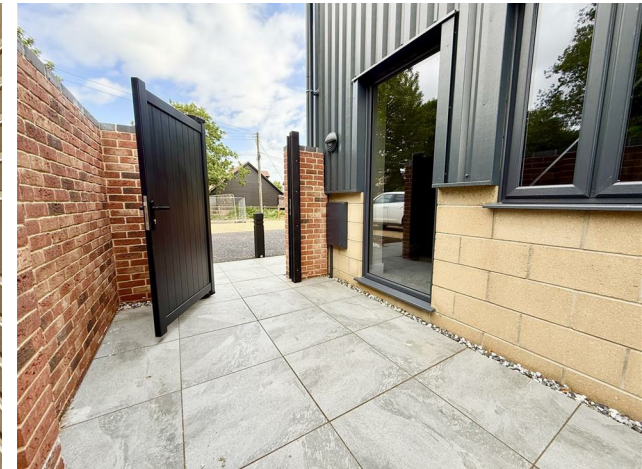


Location

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

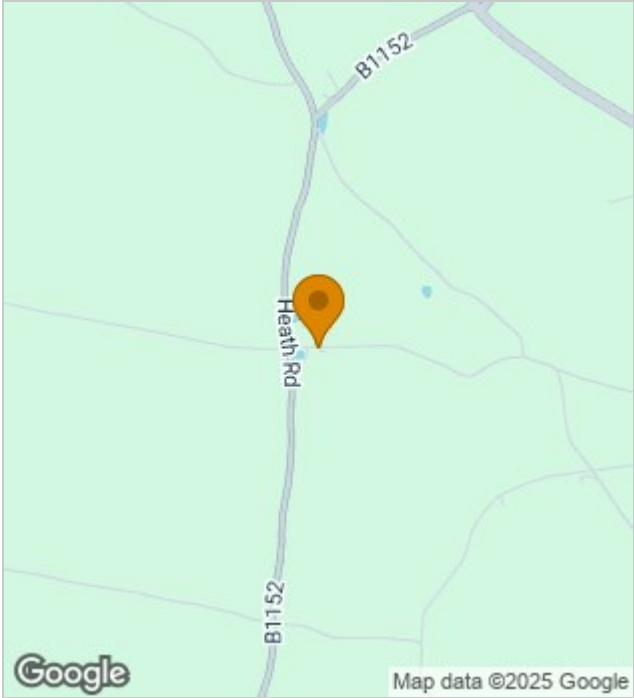
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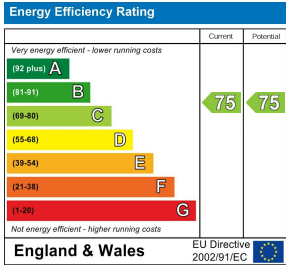
Floor Plans



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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