



**Rectory Close, Rollesby Great Yarmouth NR29 5HW**

**welcome to**

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This WONDERFUL bungalow comprises of a kitchen, dining room, utility room, living room, garden rooms, 4 double bedrooms, one with an en-suite, family bathroom, cloak room and games room! The exterior allows for multiple car parking and a well maintained rear garden.



## Entrance Door

You are welcomed into the property by the entrance door, past this you'll find carpeted flooring, double doors to the games room, a step up into the dining room and a radiator.

## Games Room

21' 5" x 11' 9" ( 6.53m x 3.58m )

The games room has carpeted flooring, ceiling lighting, an electric plug in radiator and windows to the front. There are double doors opening onto the driveway and space for a large snooker table.

## Dining Room

18' 1" Max x 16' 3" Max ( 5.51m Max x 4.95m Max )

The dining room has laminate flooring, windows to the front, space for a large family dining table, spotlights and radiators. There is a large fireplace holding a multi-fuel burner and space for log storage and more.

## Kitchen/Dining Area

16' 3" Max x 13' 5" Max ( 4.95m Max x 4.09m Max )

The well designed kitchen comprises of matching base and wall units with worktop over. There is an asterite sink and drainer, tiled splash back, integral electric oven and hob, space and plumbing for a dishwasher and integrated fridge freezer. There is plenty of storage space as well as tiled flooring, a breakfast bar style seating area, a skylight and doors to the main bungalow and utility room.

## Living Room

18' 11" Max x 12' 10" Max ( 5.77m Max x 3.91m Max )

The living room has laminate flooring, a tv point, a large brick surround and fireplace, radiators and window.

## Utility Room

23' 5" Max x 5' 4" Max ( 7.14m Max x 1.63m Max )

The utility space matched the kitchen and comprises base units and worktop over, plumbing for washing machine, asterite sink and drainer and space for a tall standing fridge freezer. There is double glazed windows to the side and tiled flooring.

## Garden Room

18' 9" Max x 6' 6" Max ( 5.71m Max x 1.98m Max )

The garden room has a door and windows to the garden, laminate flooring, ceiling lights and space for a dining table.

## Bedroom One

12' 11" x 12' 5" ( 3.94m x 3.78m )

The main bedroom has carpeted flooring, windows to the rear, a ceiling light, radiator and an en suite.

## En Suite

The en suite has a toilet, sink and drainer, single shower cubicle and tiled flooring.

## Bedroom Two

14' 6" x 9' 8" ( 4.42m x 2.95m )

The second bedroom in size has carpeted flooring, a radiator, window, ceiling light and a cupboard with the water cylinder in and an airing cupboard.

## Bedroom Three

10' 9" x 8' 11" ( 3.28m x 2.72m )

Bedroom 3 in size has carpeted flooring, a ceiling light, window and a radiator along with built in wardrobes. Please note, the measurements go up to the wardrobes.

## Bedroom Four

15' 2" x 8' 11" ( 4.62m x 2.72m )

The fourth bedroom has carpeted flooring, a ceiling light, dual aspect windows and access to the living room.

## Bathroom

The family bathroom has vinyl flooring, a large bath with a shower over, toilet and sink along with a heated towel rail, window and tiled walls.

## Cloak Room

There is a cloakroom with laminate flooring, a sink and toilet, a window and a ceiling light.

## Craft Room

17' 7" Max x 8' 11" Max ( 5.36m Max x 2.72m Max )

Currently being used as a craft room but could be used for numerous applications. There is laminate flooring, a window and door to the garden along with power points and lighting.

## Front Exterior

To the front, there is a gravel driveway for plenty of parking with a dropped curb and a gate to access the back garden from the front.

## Rear Exterior

The back garden is well maintained and landscaped with mature plants and plant beds. There is a large area laid to lawn, large summer house used as a home gym and plant beds with the greenhouses for growing produce.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Rectory Close, Rollesby Great Yarmouth

- Guide Price £485,500-£500,000
- 4 Double Bedrooms + an En Suite
- Cul-de-Sac Location
- Large Games Room and Summer House
- Council Tax Band D

Tenure: Freehold EPC Rating: B

guide price

**£485,500**



Please note the marker reflects the postcode not the actual property

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william h brown



**01692 581034**



[stalham@williamhbrown.co.uk](mailto:stalham@williamhbrown.co.uk)



52 High Street, Stalham, NORWICH, Norfolk,  
NR12 9AS



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)