



ADDRESS  
5 Rectory Close  
Rollesby  
Norfolk  
NR29 5HW

TENURE  
Freehold

STATUS  
Chain Free Sale

# LARKES

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**‘THIS BEAUTIFULLY RENOVATED  
THREE-BEDROOM BUNGALOW OFFERS  
UNINTERRUPTED COUNTRYSIDE VIEWS,  
MODERN COMFORTS, AND SPACIOUS LIVING  
ON A GENEROUS PLOT.’**



**FIND  
YOUR  
NEST**

Open plan dining/kitchen area with breakfast bar. Digitally staged





Open plan living/dining area. Digitally staged

#### The Tour;

Positioned at the edge of a peaceful cul-de-sac, this beautifully renovated three-bedroom detached bungalow offers uninterrupted views of open countryside beyond the rear boundary, providing a rare sense of seclusion and connection with nature. The property sits on a generous plot of 491 sq. m (5,280 sq. ft), with carefully landscaped gardens, a practical tarmac driveway, and additional gravel car standing area, providing ample off-road parking.

The home has been fully modernized with new uPVC double-glazed windows, an oil-fired central heating system, and a complete electrical re-wire, delivering modern comforts in a stylish, move-in-ready package. Inside, the thoughtfully designed open-plan living area benefits from abundant natural light, with large bay windows offering views over the surrounding countryside. The brand-new kitchen features contemporary fixtures and fittings, seamlessly flowing into the dining and living space, making it ideal for both family life and entertaining.

The property comprises three well-sized bedrooms, with the principal bedroom enjoying an en-suite shower room and a walk in wardrobe.

The two additional bedrooms are versatile spaces, perfect for guests, family, or a home office. A modern family bathroom completes the private quarters.

A separate utility room, directly accessible from the kitchen, adds practicality to the home, providing laundry space and extra storage. Adjacent to the utility is a convenient WC, perfect for everyday use and when hosting guests.

Outside, the rear garden offers a private oasis with panoramic views of the surrounding countryside, creating a serene atmosphere for relaxation. Patios provide the perfect setting for outdoor dining, while the mature perennial borders add colour and texture year-round. The tarmac driveway leads to a gravel car-standing area, ensuring plenty of parking for residents and visitors alike.

Located in the sought-after village of Rollesby, this property blends rural tranquility with modern convenience, offering an exceptional opportunity for those seeking a peaceful, countryside retreat.





Open plan dining/kitchen area with breakfast bar. Digitally staged

**THE THOUGHTFULLY DESIGNED OPEN-PLAN LIVING AREA BENEFITS FROM ABUNDANT NATURAL LIGHT, WITH LARGE BAY WINDOWS OFFERING VIEWS OVER THE SURROUNDING COUNTRYSIDE.**







The modern and well equipped kitchen. Digitally staged

The Area;

Rectory Close in Rollesby, Norfolk, is a peaceful residential cul-de-sac nestled within a charming rural village. Set in the heart of the Norfolk Broads, it offers a picturesque lifestyle with open countryside and serene waterways ideal for walking, cycling, and wildlife watching.

The village has a well-regarded primary school, Rollesby Primary, making it popular with families. Nearby villages like Martham and Caister-on-Sea offer additional schooling options as well as local shops, post offices, and cafes. For more extensive shopping and amenities, the bustling town of Great Yarmouth is only a short drive away, providing a range of services and seaside attractions.

Residents enjoy easy access to both countryside and coast. The Norfolk Broads, famous for their boating opportunities, are on the doorstep,

while Winterton-on-Sea and its stunning sandy beaches are just a short drive, offering the best of coastal life. With its close-knit community and peaceful atmosphere, Rectory Close provides a tranquil retreat while remaining well-connected to nearby amenities and attractions.

*Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.*

*Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.*





Open countryside views beyond the rear garden



**OUTSIDE, THE REAR GARDEN OFFERS A PRIVATE OASIS WITH PANORAMIC VIEWS OF THE SURROUNDING COUNTRYSIDE, CREATING A SERENE ATMOSPHERE FOR RELAXATION.**





The modern and well equipped kitchen. Digitally staged

Points to note:

Tenure: Freehold

Construction: Cavity wall

Fenestration: uPVC double glazing

Heating: Oil Central Heating via Combination Boiler

Energy Performance: D 66

Average Heating & Lighting Costs: £103 pcm

Council Tax: Band C (£2,014.12)

Broadband: Superfast internet available up to 61mbps download



**FIND  
YOUR  
NEST**



Family bathroom. Digitally staged





Primary bedroom. Digitally staged



**THE PROPERTY COMPRISES THREE WELL-SIZED BEDROOMS, WITH THE PRINCIPAL BEDROOM ENJOYING AN EN-SUITE SHOWER ROOM AND A WALK IN WARDROBE.**





Second bedroom



Ensuite shower room



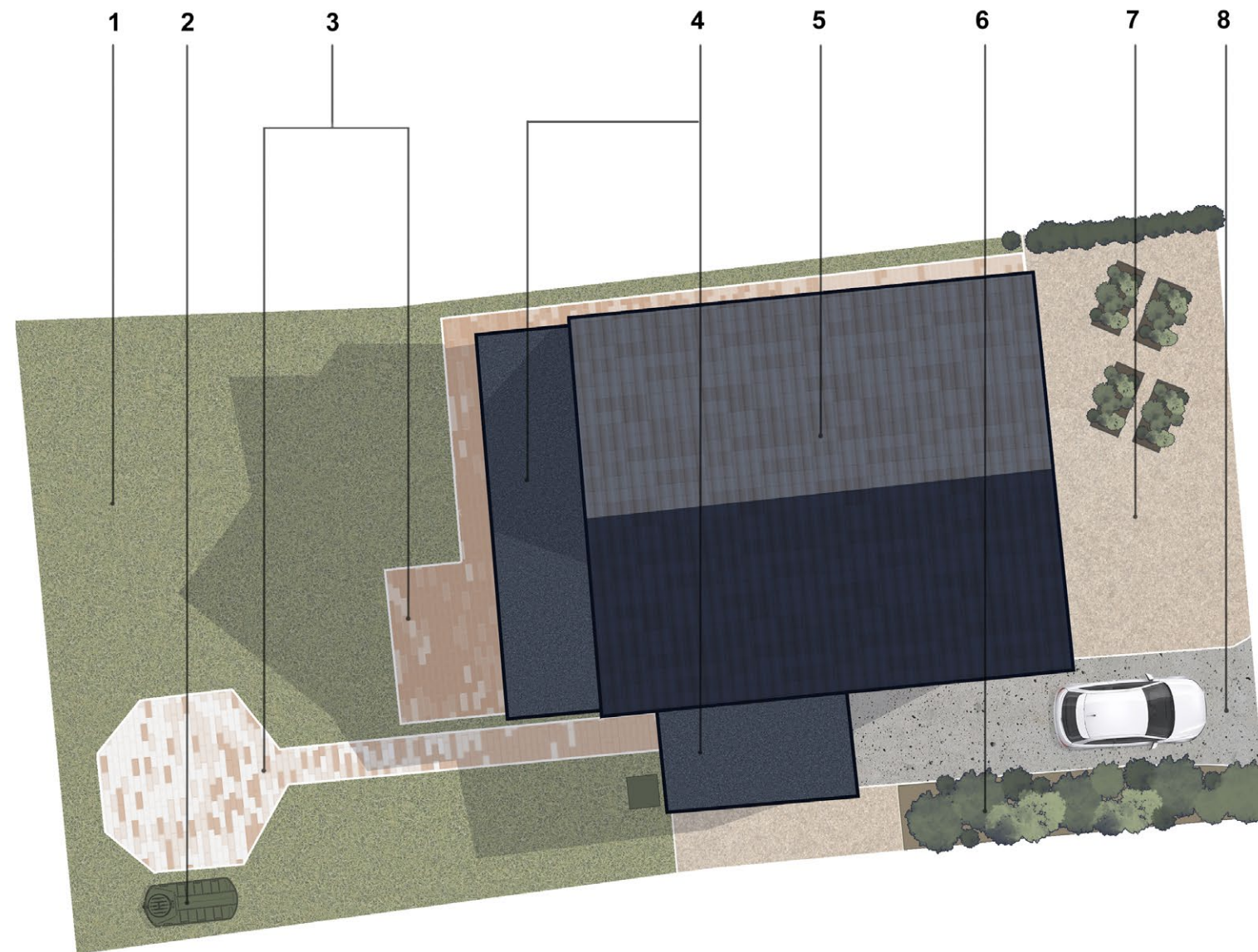
Third bedroom arranged as a home office



Guest bedroom

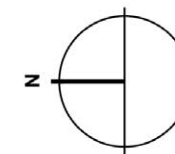


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.



1. Rear garden
2. Oil tank
3. Patios
4. Extensions

5. Residence
6. Perennial borders
7. Gravel garden and car standing
8. Driveway





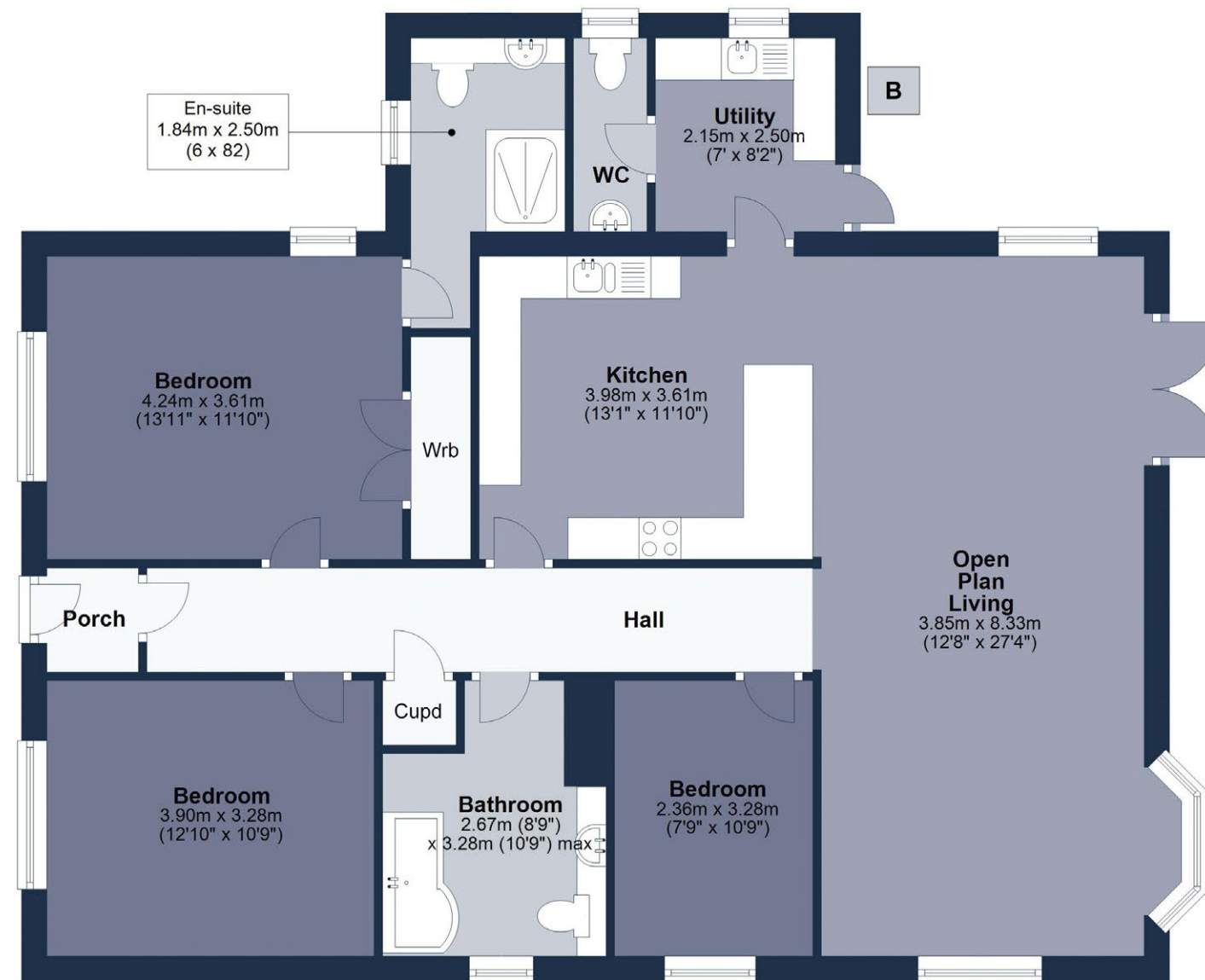
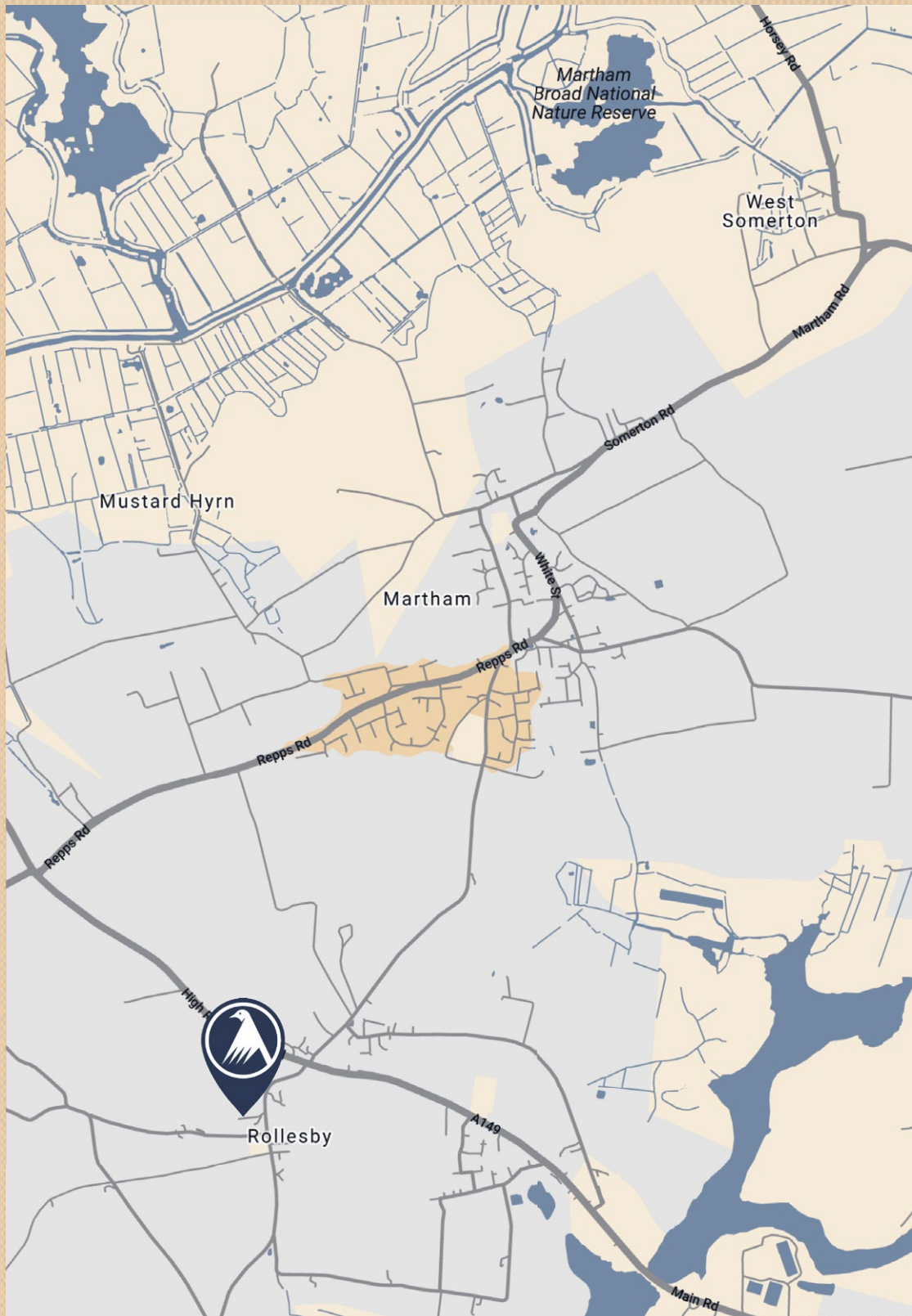


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