

Aldreds
Estate Agents

1 Sparham Barns Heath Road, Rollesby, NR29 5HN

£275,000

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2 YEARS FREE
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Rollesby, NR29 5HN

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- Brand New Contemporary Barn Conversion
- Under Floor Heating via Air Source Heat Pump
- Two Principle Bedrooms
- Spacious Open Plan Living Space
- Two Parking Spaces with EV Charging Point
- Beautifully Finished Throughout
- High Specification
- Double Aspect Dining Room/Bedroom Three
- Outstanding Countryside Views
- Flooring Included

Aldreds are delighted to offer 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. Number 1 offers a spacious open plan living/dining kitchen area, two bedrooms, a dual aspect dining room/bedroom three, master en-suite, bathroom and utility 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 and parking space for two cars with EV charging. Now complete with flooring included and ready to move in!





Open Plan Kitchen/Living Area 28'5" x 14'8" extending to 23'11" (8.68m x 4.48m extending to 7.3m)

A hugely impressive open plan living space with two fully glazed entrance doors with glazed side panels, full height front facing window, power points, tv point, inset LED ceiling lighting, thermostat control for under floor heating, kitchen area with a range of modern fitted kitchen units with quartz work surface and upstand, sink with mixer tap, integrated appliances including induction hob, chimney style extractor with splash back, electric oven, combination microwave, larder fridge, larder freezer, dishwasher. Open access to hallway.

Hallway

Inset LED ceiling lighting, thermostat control for under floor heating, doors leading off;

Utility Room 5'5" x 5'11" (1.66m x 1.81m)

Fitted work surface, power points, built-in full height cupboards, ventilation, smoke detector.



Bathroom

Panelled bath with tiled surround, shower screen and raindrop shower head, hand wash basin within a fitted vanity unit, low level w.c. with enclosed cistern, heated towel rail, under floor heating, ventilation, inset LED ceiling lighting.

Dining Room / Bedroom Three 12'2" x 11'5" (3.72m x 3.5m)

With potential for an additional third bedroom, a superb double aspect room taking in Easterly views across open farmland with glazed French doors, fully glazed door and windows to front and side aspects, power points, television point, thermostat control for under floor heating.

Master Bedroom 15'7" x 9'8" (4.77m x 2.95m)

Window to side aspect allowing a superb open view, power points, television point, thermostat control for under floor heating, door giving access to;

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 proeprty can be found a short way along on the right hand side.



En-Suite Shower Room 8'0" x 5'5" (2.46m x 1.66m)
Hand wash basin within a fitted storage unit, low level w.c. with enclosed cistern, tiled double size shower cubicle with fixed screen, raindrop shower head, inset LED ceiling lighting, ventilation, heated towel rail.

Bedroom Two 11'8" x 6'5" (3.56m x 1.97m)
Window to side aspect allowing a superb open view, power points.

Outside
Two allocated parking spaces directly in front of the property in a communal parking area with an EV charging point. Communal grounds with bin stores and a communal area of agricultural use land to the right hand side of the building.

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.

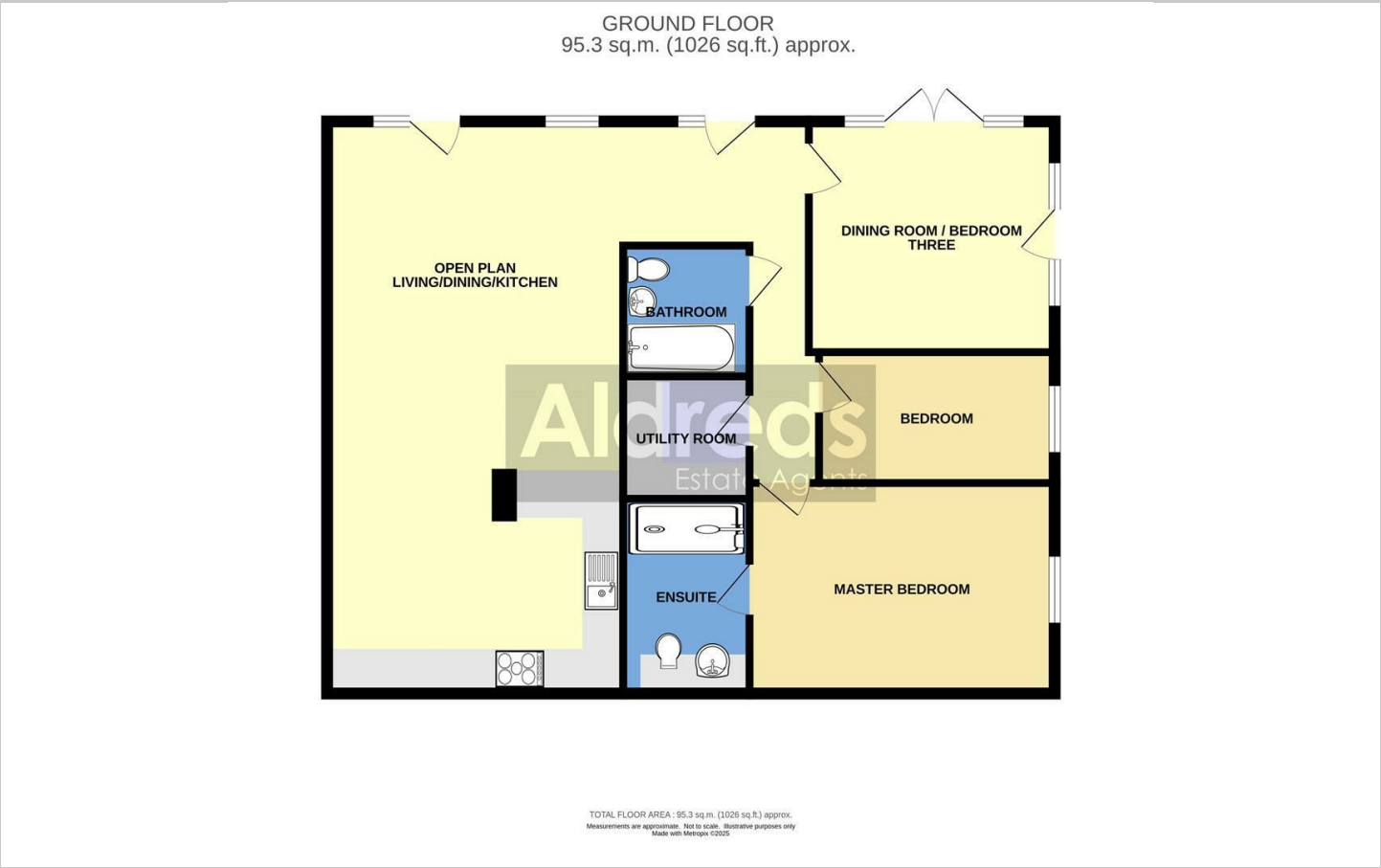
Location
Rollesby is a rural village in East Norfolk, located on the A149 just 8 miles North West of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft. The village has a Primary School, village hall and park, a well-stocked farm shop, small 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/S9948

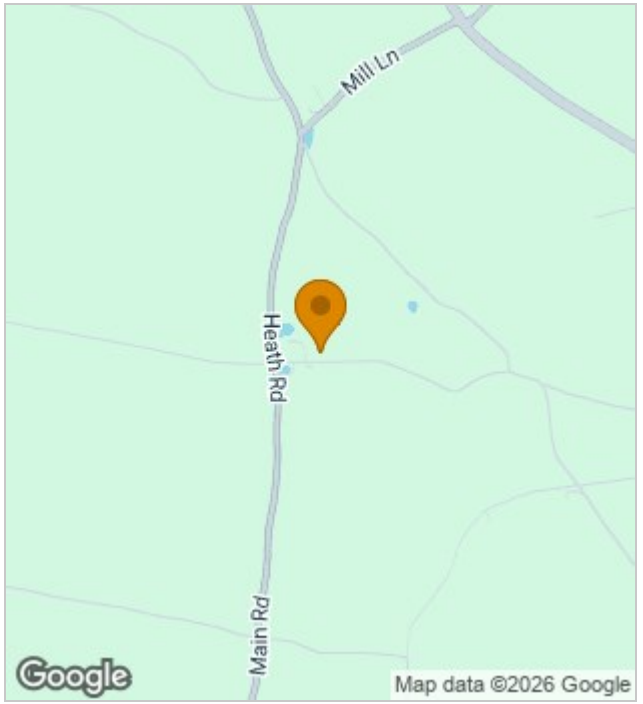




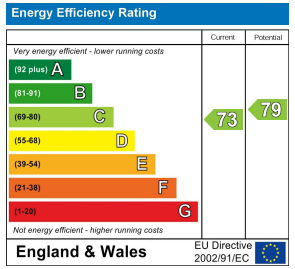
Floor Plans



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.

Disclaimer
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55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA