

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

£410,000

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5 Rectory Close

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- Large Renovated Bungalow
- Field Views
- Master Bedroom
- Bathroom
- Large Loft
- Popular Village
- Beautiful Lounge/Diner/Kitchen
- Ensuite
- Cloakroom
- Oil Central Heating



An absolutely fantastic newly renovated three bedroom detached bungalow sitting in this popular and convenient Broadland Village. The bungalow has been completely refurbished and an internal inspection is essential. It also enjoys views over fields to the rear. Internally there is an entrance porch, entrance hall, spectacular open plan lounge/diner/kitchen, utility room, master bedroom with ensuite, two further bedrooms, bathroom and a cloakroom. Oil central heating and double glazing. Driveway to front. Paved and lawned gardens to rear. The bungalow also has a large boarded loft with natural light that could provide storage or a hobby space. Offered with no chain.





Entrance Porch

Door to front

Entrance Hall

Storage cupboard, loft access leading to large boarded loft area (10m x 4.95m) with window to both gables, radiator

Lounge/Diner/Kitchen 27'2" max 11'9" min x 25'7" max 12'7" min (8.3 max 3.6 min x 7.8 max 3.85 min)

Double glazed French doors to rear garden, double glazed window to rear aspect, double glazed windows to both sides, inset ceiling lights, two radiators, sink with drainer, base & wall units with worktops, integrated dishwasher, electric hob, electric oven

Utility Room 8'1" x 6'11" (2.48 x 2.13)

Base units with worktops, door to garden plumbing for washing machine, double glazed window to side aspect

Cloakroom

Low level WC, hand basin, heated towel rail



Master Bedroom 13'10" x 11'9" (4.24 x 3.6)
Built in wardrobes, double glazed window to front aspect, radiator, double glazed window to side aspect, door to

Ensuite Shower Room
Shower in cubicle, hand basin, low level WC, inset ceiling lights, opaque double glazed window to front aspect, heated towel rail

Bedroom 2 12'9" x 10'9" (3.9 x 3.3)
Double glazed window to front aspect, radiator

Bedroom 3 10'9" x 7'8" (3.3 x 2.36)
Double glazed window to side aspect, radiator

Bathroom 10'8" x 8'8" (3.27 x 2.65)
P shaped bath with shower over, hand basin, low level WC, inset ceiling lights, opaque double glazed window to side aspect, heated towel rail

Outside
To the front there is a driveway, Shingle garden, The rear garden overlooks fields and is lawned with two paved patio areas, oil tank, external oil boiler, outside tap

Directions

From the Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, Following the signs for Rollesby. Turn right towards Fleggburgh, just before the former Horse & Groom Pub on the Fleggburgh Road a short way along before turning right again into Rectory Close, where the property can be found immediately on the right hand side.



Tenure
Freehold

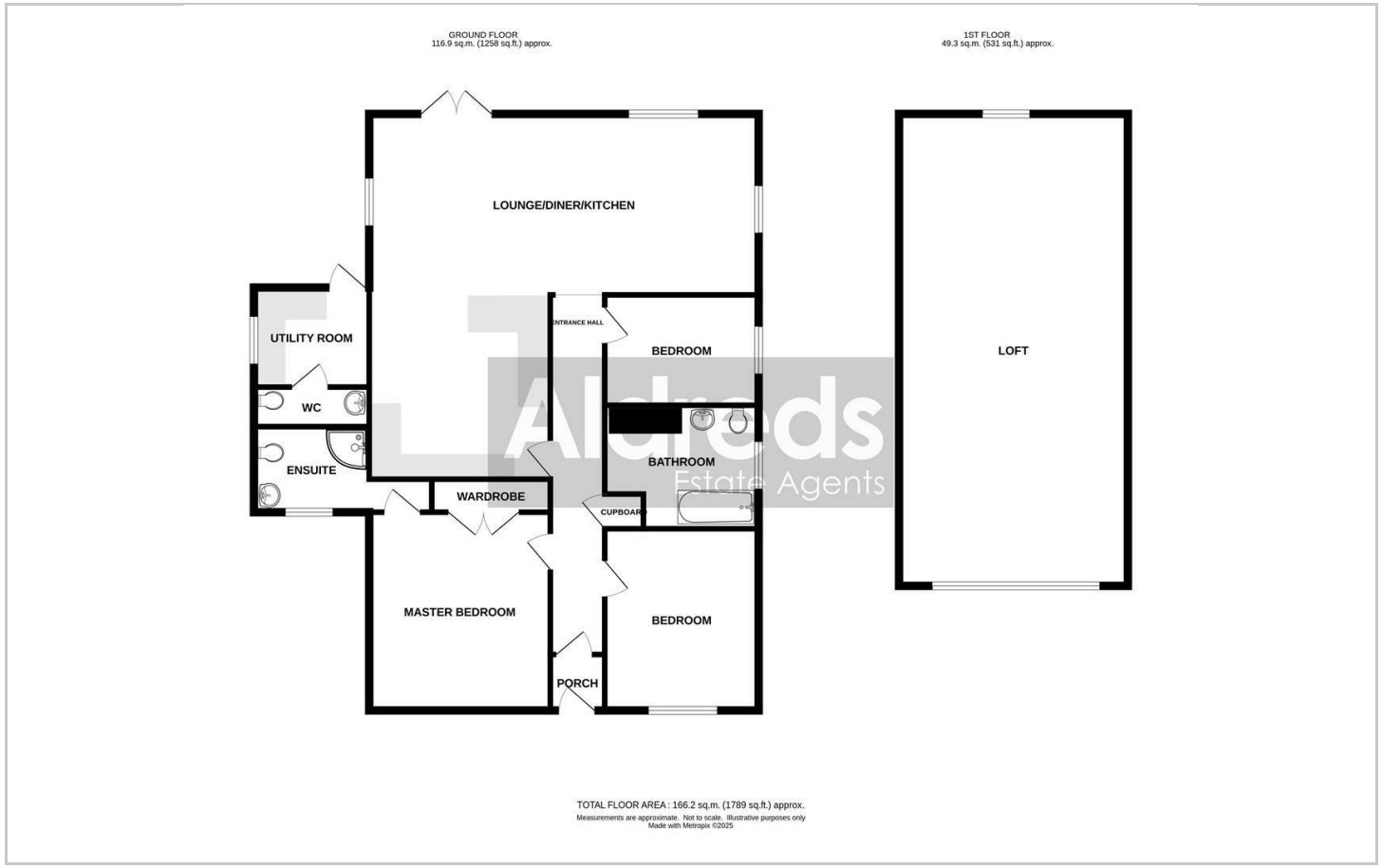
Services
Mains water, electricity, drainage

Council Tax
Band C

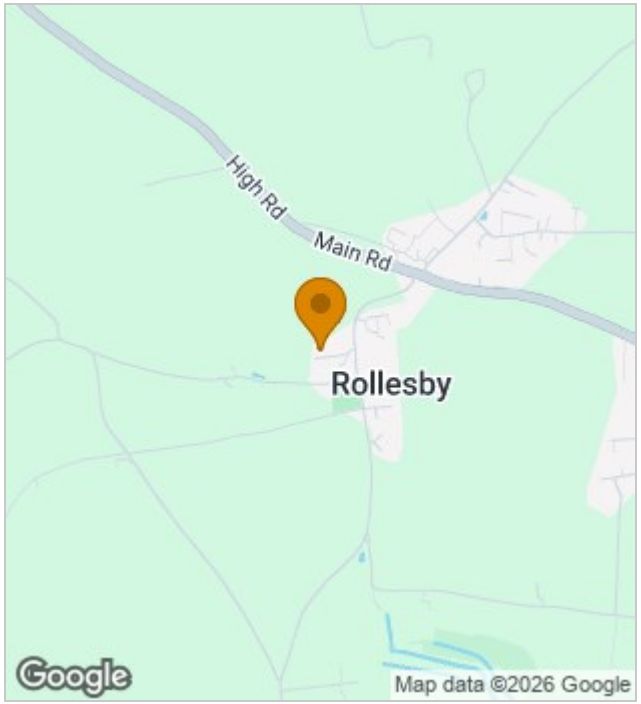
Location
Rollesby is a rural village in East Norfolk, located on the A149 just 8 miles North West of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft. The village has a Primary School, village hall and park, a well-stocked farm shop, small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

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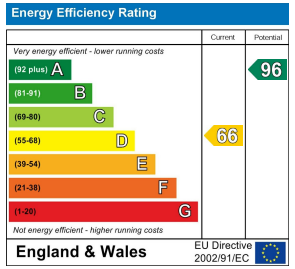
Floor Plans



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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