



Plot 11 Leonard Court Martham Road, Rollesby, NR29 5BA

£395,000



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£395,000

# Plot 11 Leonard Court Martham Road

Rollesby, Great Yarmouth, NR29 5BA

- Currently Under Construction
- Detached Three Bedroom Bungalow
- Master en Suite
- Driveway Parking
- Popular Broadland Development
- Due for Completion Early 2026
- Spacious kitchen/diner and Lounge with French Doors to Garden
- Underfloor Heating via Air Source Heat Pump
- Single Garage
- Early Enquiries Strongly Encouraged

Another new plot release on this exciting development! Plot 11 is currently under construction and due for completion soon. A spacious three bedroom detached bungalow which will be finished to an excellent standard with a high specification including underfloor heating via air source heat pump. The property will offer accommodation including an entrance hall, lounge, kitchen/diner, utility room, three bedrooms, master ensuite shower and bathroom. The bungalow will benefit from uPVC sealed unit double glazed windows, fitted kitchen with appliances, driveway parking and garage and a nicely enclosed garden. Early enquiries are strongly recommended as this new Broadland development has proved hugely popular so far.



## Entrance Hall

Part-glazed entrance door, airing cupboard housing pressurised hot water cylinder, doors leading off

## Bedroom 1 12'5" x 9'10" (3.8m x 3.0m)

Window to front aspect, door to

## En-Suite Shower Room

Obscure glazed window to side aspect, shower, low level WC, hand wash basin within a fitted unit.

## Bedroom 2 11'9" x 9'6" (3.6m x 2.9m)

Window to side aspect

## Bedroom 3 10'9" x 8'8" (3.3m x 2.66m)

Window to front aspect

## Lounge 19'0" x 12'9" (5.8m x 3.9m)

Window to side aspect, glazed French doors and glazed side panels leading to rear garden, door to





### Kitchen/Diner 19'0" x 9'10" (5.8m x 3m)

Window to side aspect, glazed French door to rear aspect with glazed side panels, a range of fitted kitchen units, sink drainer, integrated appliances, door giving access to:

### Utility Room 9'10" x 5'2" (3m x 1.6m)

Part-glazed door to side, fitted units.

### Bathroom

Side facing obscure glazed window, panel bath, separate shower, low level WC, hand wash basin

### Outside

The property occupies a generous plot with driveway parking to the side of the property extending onto a single garage. The nicely enclosed rear garden is part-walled with patio area off the rear of the property.

### Tenure

Freehold

### Services

Mains water, electric and drainage

### Directions

On arriving in the village of Rollesby on the A149 heading East, turn left opposite the Horse and Groom Public House into Martham Road and proceed a short way along passing the veterinary surgery on the left hand side where the Leonard Court development can be found shortly after Back Lane on the right hand side, located by our FOR SALE board. Plot 11 can be found on the right hand side.



## Council Tax

Great Yarmouth Borough Council - not banded yet.

## Energy Performance Certificate

TBC

## Specification and Measurements

All measurements are scaled from plans and should be used as an approximate guide only. Specification is subject to change and alteration during the course of construction without notice prospective purchasers should satisfy themselves as to the agreed specification prior to purchase.

## PLEASE NOTE

All internal and garden photos shown are of Plot 9, for example purposes only. Plot 11 has the same layout

## 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.

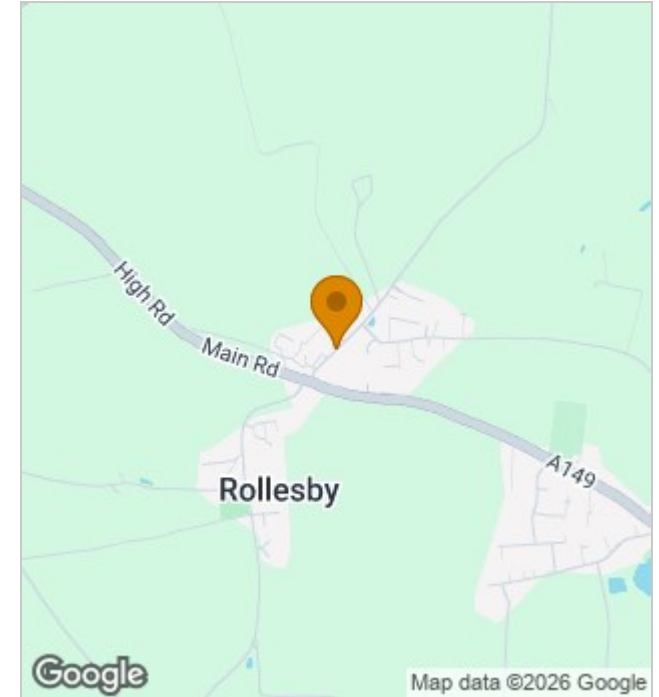
## Reference

PJL/S9927

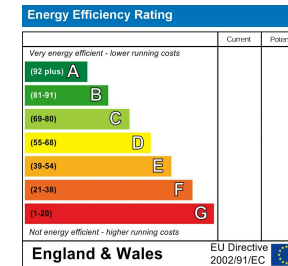
## Floor Plans



## 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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