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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

2 Warblers Yard, Back Lane
Rollesby, Great Yarmouth, NR29 5FF

£750,000 Freehold
EPC Rating A

Bycroft Estate Agents are delighted to present this stunning spacious detached bungalow situated in an exclusive development within the popular village of Rollesby. Offering four double bedroom accommodation with two en suite shower rooms, family bathroom, spacious entrance hallway, front to back open plan kitchen/dining/living area with floating wood burning stove and high spec kitchen, utility room and plant room. The property benefits from a solar voltaic system, underfloor heating via an air source heat pump and UPVC double glazing throughout. To the outside are gardens to the front and rear with the front being laid mainly to block pave to provide ample off road parking and access to the garage with lawned area and to the rear is a generously proportioned garden laid mainly to lawn with a block paved patio seating area providing the ideal space for relaxing and entertaining with field views. An internal inspection is highly recommended to fully appreciate the style and quality of accommodation on offer.

ENTRANCE HALL

26' 6" max x 29' 9" max (8.08m x 9.07m) double glazed composite door to side; full height UPVC double glazed window to front; loft access.

OPEN PLAN KITCHEN / DINING / LIVING

48' 11" x 20' 5" max (14.91m x 6.22m) UPVC double glazed windows to front, side and rear aspects; UPVC double glazed French doors to rear.

Living area - floating circular wood burning stove with circular hearth; built in TV media wall with inset speaker system
Kitchen area - fitted with a range of wall and base units with square edge worksurfaces over; built in two electric ovens and built in microwave oven; integrated fridge, freezer and dishwasher; one and a half bowl sink with mixer tap and water softner; inset induction hob with downdraught extractor; bin drawer; UPVC double glazed door to side; central island unit with pan drawers to both sides.

UTILITY ROOM

7' 8" x 6' 8" (2.34m x 2.03m) fitted with a range of wall and base units with roll edge worksurfaces over; inset single drainer sink with mixer tap; plumbing for automatic washing machine; UPVC double glazed door to rear; UPVC double glazed door to Plant Room with pressurised hot water cylinder, underfloor heating manifold and UPVC double glazed window to front.

BEDROOM 1

14' 11" max x 12' 10" max (4.55m x 3.91m) UPVC double glazed window to front.

DRESSING ROOM

7' 10" x 6' 2" max into robe (2.39m x 1.88m) built in mirror fronted wardrobes.

EN SUITE

8' 11" x 5' 1" (2.72m x 1.55m) fitted with a white suite comprising of a low level wc; vanity hand wash basin with mixer tap and storage cupboard; walk in shower cubicle with sliding doors and wall mounted shower unit with hand and soaker attachments; UPVC double glazed window to front; extractor fan.

BEDROOM 2

12' 3" x 12' 6" (3.73m x 3.81m) UPVC double glazed window to rear.

EN SUITE

9' 1" x 4' 7" max (2.77m x 1.4m) fitted with a white suite comprising of a low level wc; floating hand wash basin with mixer tap; walk in wet room style shower with wall mounted shower unit with hand and soaker attachments; UPVC double glazed window to rear; extractor fan.

BEDROOM 3

17' 1" x 11' 2" (5.21m x 3.4m) UPVC double glazed window to front.

BEDROOM 4

15' 11" max into door recess x 12' 3" (4.85m x 3.73m) UPVC double glazed window to rear.

FAMILY BATHROOM

9' 7" x 7' 5" (2.92m x 2.26m) fitted with a white suite comprising of a low level wc; circular vanity hand wash basin with mixer tap and storage drawer; freestanding slipper style bath with mixer tap; UPVC double glazed window to rear; extractor fan.

OUTSIDE

To the outside front of the property is a garden area laid mainly to block pave providing ample off road parking and giving access to the garage. The garage measures 20' 3" x 12' 9" with electric roller door to front, power, light, rear personal door and two UPVC double glazed windows to rear. The driveway is bordered by a well stocked flower and shrub border

and a lawned area, greenhouse and side access gate. There is a block paved pathway to the front door and a covered storm porch approach to the kitchen door with outside tap. To the outside rear is an enclosed, generously proportioned, garden laid mainly to lawn with a substantial block paved patio area providing the ideal space for relaxing or entertaining with outside tap and air source heat plump unit, shingled area with raised vegetable beds and outside lighting.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.

COUNCIL TAX

This property is currently listed as Band E.



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