



Highgates Court Road, Rollesby

£350,000 Freehold

Quietly positioned in a peaceful and private spot, this deceptively spacious home is ideal for those looking to downsize without compromise. Enjoying a sunny corner plot with wraparound cottage-style gardens, it offers the perfect blend of charm, comfort and practicality. The well-planned layout includes three double bedrooms, three reception areas, and a generous kitchen with a utility space. A bright upstairs master suite with ensuite adds valuable flexibility for guests or multi-generational living. A private drive shared by just two homes provides parking for four and access to a brick-built garage, all set well back from the road. With its light-filled interiors, quiet location and versatile design, this is a home that truly stands out.

Council Tax band: C

Tenure: Freehold

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The Location

Rollesby is a truly inviting waterside village, offering a relaxed pace of life and a wonderful place to call home. More than just a scenic spot, it provides a balanced lifestyle with essential amenities and excellent connectivity.

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For everyday needs and a friendly community feel, Rollesby offers a primary school within the village, making it a convenient choice for families. You'll also find a welcoming village pub serving good food, and for fresh, local produce, a superb farm shop is right on your doorstep.

The heart of the village undoubtedly lies along its tranquil broad. Here, you'll discover two delightful dining spots: The Waterside and The Boathouse. The Waterside, a friendly café and tearoom, is perfectly positioned for enjoying the broad's gentle ambiance. The Waterside also offers family-friendly facilities, including a children's play area, and the chance to take a gentle trip on the charming Edwardian launch, 'Gentleman Jim', for a different perspective of the broad and its abundant wildlife.

As evening approaches, The Boathouse, a beautifully updated country pub and restaurant, offers a wonderful dining experience. It's still relaxed but with a touch more refinement, featuring a warm and inviting interior with large windows showcasing the broad.

Beyond the immediate village, Rollesby benefits from excellent access to the A47, a major trunk road that provides straightforward connections to Great Yarmouth in one direction and Norwich in the other, making commuting and exploring the wider Norfolk area incredibly convenient. This connectivity ensures that while you can enjoy the peaceful waterside lifestyle, you're never far from larger towns and cities.

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Tucked away in a quiet, private setting, this surprisingly spacious home is perfect for those looking to downsize without



Sold Freehold



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