



8 Back Lane, Rollesby

Great Yarmouth



Minors & Brady

## 8 Back Lane

Located in the sought-after Broadland village of Rollesby, this detached two bedroom bungalow enjoys a private position set back from the road with a generous frontage and ample parking. The well-proportioned accommodation includes a spacious sitting room, separate dining room and two bedrooms, one with patio doors opening onto the garden. The kitchen is currently undergoing repair works, and a shower room serves the home. A versatile loft space with useful eaves storage adds further practicality (subject to any necessary consents). Outside, the property benefits from a substantial lawned garden with a pond, along with a garage and large gravelled driveway. Although in good overall condition, it would benefit from modernisation, offering an excellent opportunity to create a home tailored to your own taste in a desirable village setting.

- Detached two bedroom bungalow in the popular village of Rollesby
- Set back from the road with a generous frontage
- Large gravelled driveway providing ample off-road parking
- Garage offering additional parking or storage space
- Spacious sitting room filled with natural light
- Separate dining room ideal for entertaining
- Principal bedroom with patio doors opening to the garden
- Agents Note

This property will be sold freehold.  
Connected to mains water, electricity, and drainage,  
alongside oil-fired heating.





M&B

# 8 Back Lane

Rollesby, Great Yarmouth

## The Location

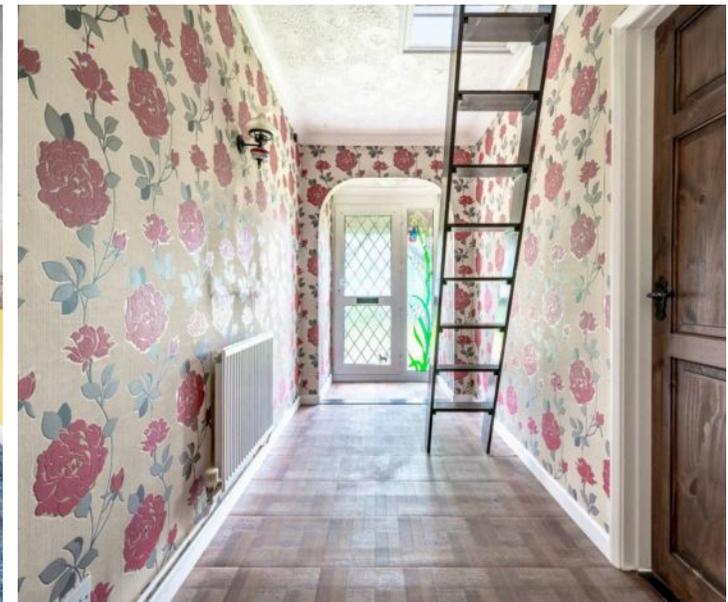
Rollesby is a truly inviting waterside village, offering a relaxed pace of life and a wonderful place to call home. More than just a scenic spot, it provides a balanced lifestyle with essential amenities and excellent connectivity.

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.



## 8 Back Lane

Rollesby, Great Yarmouth

### Back Lane, Rollesby

Situated in the popular Broadland village of Rollesby, this two bedroom detached bungalow is set well back from the road, offering privacy and a generous frontage. A large gravelled driveway provides ample off-road parking and leads to the garage, making the property ideal for those seeking both convenience and potential.

The accommodation is well proportioned throughout. An entrance hall leads into a separate dining room, perfect for family meals and entertaining, while the spacious sitting room provides an excellent main reception area with plenty of natural light. There are two bedrooms, including a principal bedroom with patio doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living.

The kitchen is currently undergoing repair works. A shower room serves the property, and there is the added benefit of a versatile loft space, currently empty but featuring useful storage within the eaves, ideal for hobbies, storage or potential further use (subject to any necessary consents).

Outside, the bungalow sits on a large garden plot, mainly laid to lawn and complemented by a pond, creating a peaceful setting with plenty of scope for landscaping or extension (subject to planning permission). The property also benefits from a garage.

Although the bungalow is in good overall condition, it would benefit from a programme of renovation and modernisation, making it an excellent opportunity for buyers looking to create a home tailored to their own tastes in a desirable village location.



# Dreaming of this home? Let's make it a *reality*



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Senior Property Consultant



Meet *James*  
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