



Caerwys Main Road, Rollesby

Great Yarmouth



Minors & Brady

This detached bungalow has been thoughtfully refurbished, combining modern style with classic character. Its bright and inviting interiors feature a spacious living and dining area, enhanced by a stylish multi-fuel burner. The contemporary kitchen offers excellent storage and functionality, seamlessly connecting to a sunlit conservatory overlooking the garden. Three generous bedrooms provide relaxing personal spaces, with the main suite boasting a wet room ensuite. The property benefits from well-tended front and rear gardens, offering both leisure and entertaining opportunities. Additional conveniences include a driveway, garage with power, and a peaceful, private setting.

- Recently refurbished bungalow offering a harmonious mix of modern upgrades and classic charm
- Spacious living and dining area featuring a cosy multi-fuel burner, ideal for relaxation or entertaining
- Kitchen designed with contemporary fittings and ample storage, perfect for daily living or hosting guests
- Light-filled conservatory extending the living space and providing tranquil garden views
- Three well-proportioned bedrooms with stylish flooring and abundant natural light throughout
- Generous master suite with an extended layout and modern wet room ensuite for convenient single-level living
- Updated family bathroom combining functionality with modern finishes for a refreshing experience
- Front and rear gardens meticulously maintained, offering a blend of patio, lawn, and decorative planting areas
- Driveway leading to a garage equipped with power and lighting, providing practical off-road parking
- Mature landscaping enhancing privacy and creating a serene, peaceful environment for outdoor enjoyment



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# Caerwys Main Road

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.



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# Caerwys Main Road

Rollesby, Great Yarmouth

## Main Road, Rollesby

This beautifully renovated detached bungalow offers a blend of modern comfort and traditional charm. Recently refurbished to a high standard, the home features a spacious living and dining area with a cosy multi-fuel burner, perfect for relaxing or entertaining.

Natural light fills the space, complemented by elegant flooring, thoughtful finishes, and excellent storage solutions throughout.

The kitchen has been carefully designed with contemporary fittings and ample storage, making it ideal for everyday living or hosting guests. A light-filled conservatory extends the living space, providing a tranquil spot to enjoy views of the garden and surrounding landscape.

Three well-proportioned bedrooms offer comfortable accommodation, each with stylish flooring and plenty of natural light. The main bedroom has been extended to create a generous master suite, complete with a wet room ensuite, ideal for those seeking convenient single-level living.

The family bathroom has also been updated with modern fixtures, combining functionality and style in a relaxing space.

The property sits on a generous plot, with beautifully maintained gardens to the front and rear. The rear garden offers a mix of patio, lawn, and decorative areas, providing a peaceful outdoor retreat with opportunities for gardening or entertaining.



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A driveway provides off-road parking, leading to a garage with power and lighting, while mature landscaping adds to the charm and privacy of the setting.

Ideal for those seeking a move-in ready home with character, generous storage, and a serene environment, this bungalow combines modern living with a sense of tranquility and space.

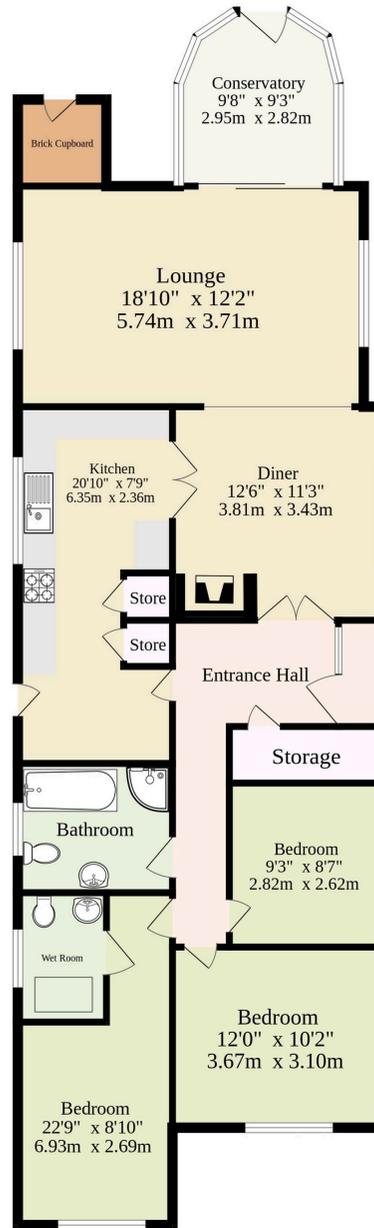
## Agents Note

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

Covenant: no advertising over 50x50cm



Ground Floor  
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Dreaming of this home? Let's make it a *reality*



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Meet *James*  
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Meet *Lauren*  
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Minors & Brady  
*Your home, our market*

 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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