



Arden Main Road, Rollesby

Great Yarmouth



Minors & Brady

Arden Main Road

Rollesby, Great Yarmouth

Life in Rollesby has a wonderfully steady pace, shaped by open fields, big skies and a sense of space that's hard to find elsewhere, and this detached bungalow places you right in the middle of that lifestyle. With countryside views opposite and a generous plot behind, it's a home that feels instantly comfortable, offering light, easy-flowing interiors and the flexibility to arrange the rooms around the way you like to live. The reception spaces lend themselves to relaxed days at home or time spent with friends, while the conservatory brings the garden into everyday life. Three versatile bedrooms, a modern kitchen and a well-finished shower room keep things practical, and the wide private garden adds another dimension entirely, somewhere to grow, create, unwind or simply enjoy being outdoors. It's a property that works beautifully as it is, yet still gives you the freedom to shape it into something that reflects your own style and plans.



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Arden Main Road

Rollesby, Great Yarmouth

- Detached bungalow positioned on a substantial plot opposite rural country fields in the Norfolk village of Rollesby
- 1,399sqft of spacious and flexible accommodation that can adapt to your own lifestyle preferences and interior style
- 24ft living/dining room that creates an effortless flow for everyday living and entertaining, with a contemporary wood burner that creates a warm and cosy ambiance
- Light-filled conservatory that extends the reception space, framing views of the garden
- Kitchen fitted with modern units, an integrated oven, plumbing for a washing machine and space for a tall fridge/freezer
- Three bedrooms offering comfort and privacy, along with a shower room comprising of a three-piece suite, along with vanity storage
- Extensive, private garden that offers endless possibilities, featuring a patio for seating arrangements, a sweeping lawn, a large timber shed, a variety of trees and established hedging
- A large driveway providing ample off-road parking, leading down to a garage for workshop/storage use
- Short drive to the scenic coastline
- Easy access to village amenities, as well as the coastal villages of Hemsby, Caister-On-Sea and the town of Acle



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Rollesby, Great Yarmouth

Rollesby

Main Road in Rollesby offers a calm, countryside setting with practical amenities close by and quick access to the coast, making it an easy place to settle into everyday life.

Running through the centre of the village, Main Road is surrounded by open fields, big skies and the quiet landscape typical of the Trinity Broads area. Homes here enjoy a rural feel without being cut off, with footpaths, lanes and the Broad itself close enough for regular walks and outdoor time.

Rollesby has a small but useful set of amenities, including a primary school, pub/restaurant, village hall, sports field, and a hair salon, giving residents convenient basics within the village. For larger shops, the nearest supermarkets are found in Acle and Great Yarmouth, both a straightforward drive along the A149.

School options are strong for a village of this size. Alongside Rollesby Primary School, families have access to nearby "Good"-rated schools such as Martham Academy and Nursery, Filby Primary School, Ormesby Village Infant and Junior Schools, and Hemsby Primary School.

Transport links are simple and reliable. The A149 runs directly through the village, connecting Rollesby with Stalham to the north and Great Yarmouth to the south. Local bus services link the village with surrounding communities. While there is no train station in Rollesby, stations at Acle and Great Yarmouth are within easy reach for wider travel.

The coastline is close enough to feel like part of daily life. Hemsby, Scratby, and Winterton-on-Sea are all a short drive away, offering sandy beaches and classic Norfolk seaside character. Nearby villages such as Filby, Ormesby St Michael, Fleggburgh, and Martham add more pubs, shops, and community facilities.



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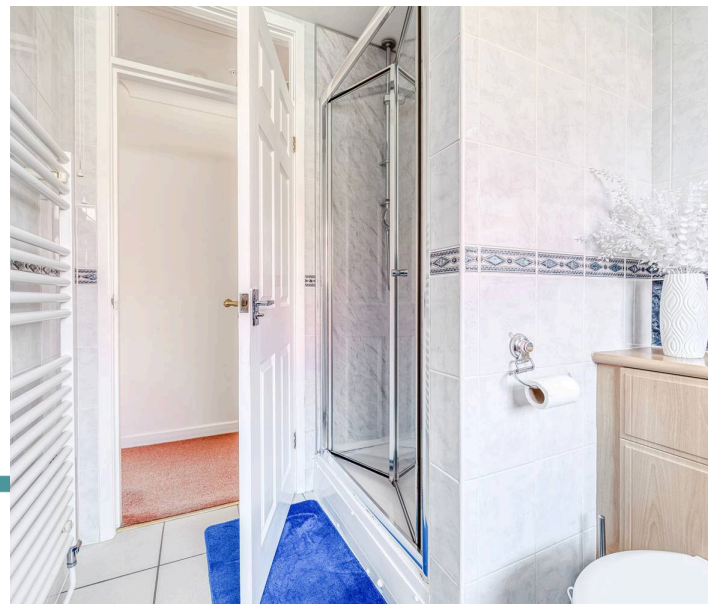
Arden Main Road

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Set opposite open countryside on the edge of the Norfolk village of Rollesby, this detached bungalow offers generous accommodation and a substantial plot that will appeal to buyers seeking space, privacy and the opportunity to shape a home around their own way of living. With 1,399 sqft of well-planned interiors and extensive gardens, it provides a comfortable setting with plenty of scope to personalise.

A side entrance leads into a bright, welcoming hallway with practical storage for coats and shoes. From here, the main living spaces unfold with an easy sense of openness. The living and dining room extends the full depth of the property, creating a natural hub for everyday life. A contemporary wood burner adds character and warmth, making the room inviting throughout the year, while its layout lends itself well to both relaxed evenings and hosting family or friends.

To the rear, a light-filled conservatory enhances the reception space and offers an appealing connection to the garden. It is a versatile area that works equally well as a quiet sitting room, a place to enjoy the morning sun or an additional dining space. The kitchen is fitted with modern units and provides everything needed for day-to-day convenience, including an integrated oven, plumbing for a washing machine and space for a tall fridge-freezer.



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The property offers three bedrooms, each providing comfort and flexibility. Whether used as sleeping accommodation, a home office or a hobby room, they allow the layout to adapt to changing needs. The shower room features a three-piece suite along with useful vanity storage.

The rear garden is a standout feature, wide, private and full of potential. A patio sits close to the house, ideal for outdoor seating or dining, while the sweeping lawn is bordered by established hedging and a variety of trees. A large timber shed provides excellent storage or workshop space, and the overall size of the garden offers many possibilities for landscaping, planting or simply enjoying the outdoors.

To the front, a generous driveway provides ample off-road parking and leads to a garage that can be used for storage, a workshop or further practical space.

This Rollesby bungalow offers a rare combination of spacious accommodation, a sizeable plot and an attractive rural outlook. It is a home that can be enjoyed immediately, yet also invites new owners to make it their own over time.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Ground Floor
Approx. 130.0 sq. metres (1399.3 sq. feet)



Total area: approx. 130.0 sq. metres (1399.3 sq. feet)

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.
Plan produced using PlanUp.

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



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