



2 Warblers Yard Back Lane, Rollesby

Great Yarmouth



Minors & Brady

## 2 Warblers Yard Back Lane

Rollesby, Great Yarmouth

Set within an exclusive development in the village of Rollesby and built in 2022, Jenny Wren offers a modern single-storey layout designed for ease, comfort and contemporary living. The home opens into generous, well-planned spaces, with four double bedrooms, including two private en suite suites, and a full-depth open-plan living area that naturally becomes the centre of daily life. A floating wood-burning stove, high-specification kitchen with integrated appliances and a central island create a welcoming environment suited to relaxed evenings, family gatherings and hosting friends. Energy-efficient features such as solar voltaic panels, underfloor heating powered by an air source heat pump and high-performance glazing support a comfortable, future-ready lifestyle. Outside, the wide driveway, well-appointed garage and expansive rear garden with a broad terrace and open field views offer both practicality and room to unwind. With its friendly community setting and thoughtful modern design, Jenny Wren provides a balanced, enjoyable way of living in a location that feels both connected and comfortably private.

### Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Air source heat pump.

Solar panels are owned outright by the current owners.



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### Rollesby

Rollesby is a village celebrated for its strong sense of community and its enviable position beside the Norfolk Broads. Jenny Wren forms part of an exclusive, thoughtfully planned development that offers privacy while remaining reassuringly connected, an ideal choice for those who value a peaceful setting with effortless access to everyday amenities. The surrounding landscape blends open countryside, wide skies and the shimmering Rollesby Broad, creating a setting that feels both distinctive and uplifting.

Everyday conveniences are close at hand. The Tesco Superstore in Caister-on-Sea, along with Lidl and Sainsbury's in Great Yarmouth, provide excellent choice, while local farm shops offer fresh Norfolk produce and artisan goods.

The area is well served for education, with Rollesby Primary School within the village and Filby Primary School and Flegg High Ormiston Academy in nearby Martham offering further options.

Transport connections are reliable and convenient. Regular bus routes link Rollesby with Great Yarmouth, Martham and Norwich, while the A149 provides smooth access across the Broads and towards the coast. Norwich's rail services place London and the Midlands within comfortable reach.

The coastline is delightfully close, with the sandy beaches of Caister-on-Sea, Hemsby and Winterton around 15 minutes away. At the same time, the surrounding countryside and waterways offer exceptional opportunities for walking, boating, cycling and wildlife watching. It is a location that brings together the best of village life, coastal living and the natural beauty of the Norfolk landscape.

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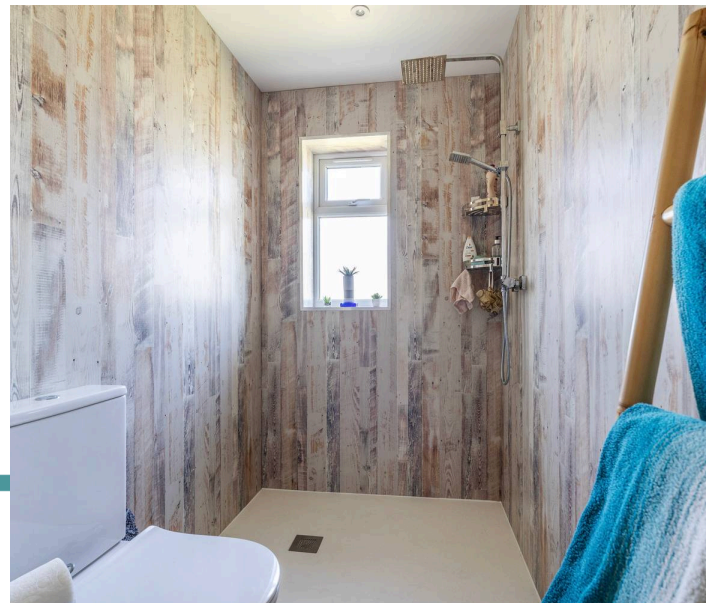
### Introducing Jenny Wren, A Refined Interpretation Of Modern Country Living

Set within an exclusive enclave on the edge of the well-regarded village of Rollesby, Jenny Wren is a home shaped by light, proportion and a refined sense of calm. This detached single-storey residence brings together contemporary architecture, sustainable design and an effortless flow of space, creating a sanctuary that feels both deeply private and intrinsically connected to its rural surroundings.

From the moment of arrival, the property establishes its tone: confident yet understated, generous yet composed. The broad frontage, arranged in a sweep of block paving, offers a dignified approach, softened by considered planting and a gentle interplay of lawn and landscaping. The sense of arrival is one of welcome and permanence, an introduction to a home designed for modern living without compromise.

### A Home Defined By Space & Light

Stepping inside, the entrance hall unfolds with an unexpected breadth, setting the architectural rhythm for the rest of the home. High ceilings, clean lines and an abundance of natural light create an atmosphere that is both uplifting and serene. This central space acts as the home's quiet heart, drawing you towards the expansive open-plan living area that stretches from front to rear.



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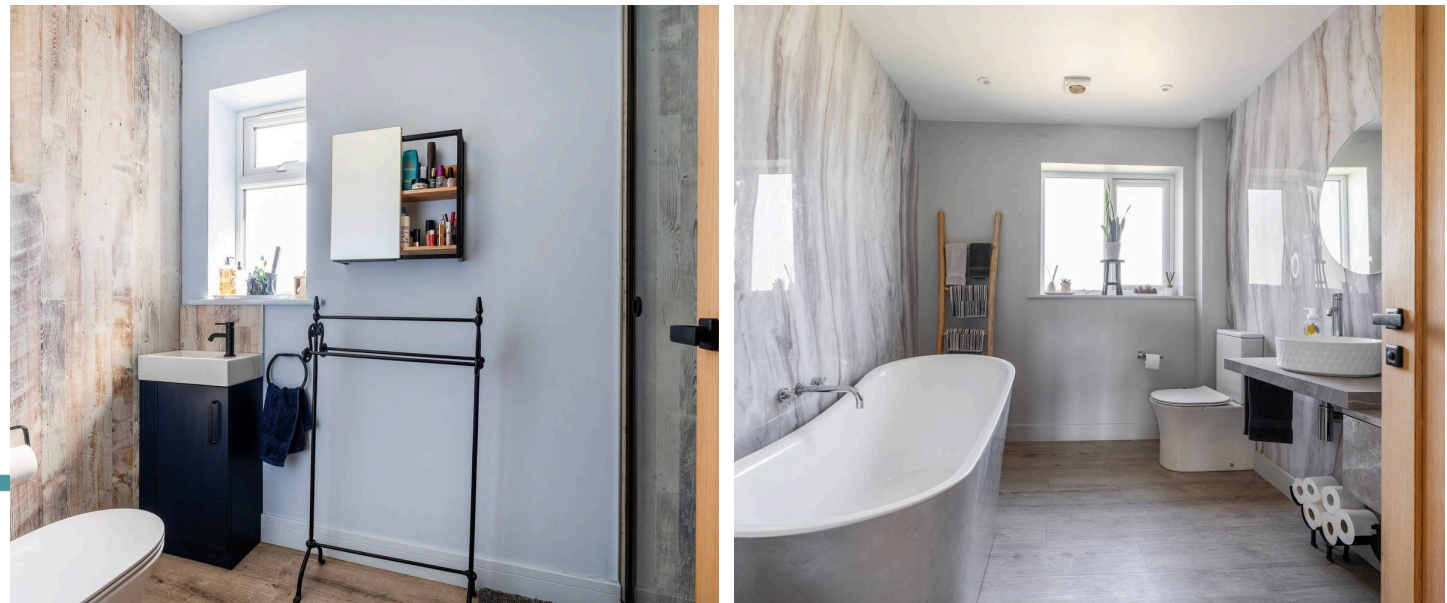
Here, the architecture opens fully, revealing a remarkable living environment where kitchen, dining and sitting spaces coexist with ease. The floating circular wood-burning stove becomes a sculptural focal point, an elegant centrepiece that anchors the room without interrupting its sense of openness. The bespoke media wall, complete with integrated speaker system, enhances the room's contemporary character while maintaining a restrained aesthetic.

Large windows frame views in multiple directions, while French doors invite the landscape inward, allowing the garden and fields beyond to become part of the daily experience. The result is a living space that feels connected to the seasons, the sky and the gentle rhythms of the countryside.

### A Centrepiece Of Contemporary Living

The kitchen is a study in precision and practicality, designed with a level of specification that elevates everyday living. Sleek cabinetry, refined worksurfaces and a central island with deep pan drawers create a workspace that is both functional and beautifully composed. Integrated appliances, including twin ovens, a microwave, induction hob with discreet downdraught extraction, and full-height refrigeration, ensure a seamless aesthetic.

A water softener, thoughtfully designed storage solutions and a dedicated bin system reflect the attention to detail that runs throughout the home. A side door provides convenient access to the exterior, while the adjoining utility room offers further workspace, additional storage and direct access to the plant room, where the home's advanced systems are neatly housed.



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### Sustainable Comfort and Modern Efficiency

Jenny Wren has been designed with a forward-looking approach to energy efficiency. Underfloor heating, powered by an air source heat pump, provides consistent warmth throughout the home, while a solar voltaic system contributes to reduced running costs and a lighter environmental footprint. High-performance glazing ensures comfort in all seasons, reinforcing the home's quiet, insulated calm.

### Bedroom Suites

The principal bedroom suite is positioned to offer privacy and a sense of retreat. Soft natural light, a dedicated dressing area with mirrored wardrobes, and a beautifully appointed en suite create a space that feels indulgent yet understated. The en suite features a walk-in shower, contemporary fittings and a refined palette that enhances its spa-like atmosphere.

A second bedroom suite, overlooking the rear garden, provides an equally inviting guest or family space, complete with a wet-room style shower and elegant fixtures. Two further double bedrooms offer flexibility, ideal for family, guests, or the creation of a study or hobby room.

The family bathroom continues the home's theme of quiet luxury, with a freestanding slipper bath, circular vanity basin and carefully chosen fittings that elevate the space into something more than simply practical.



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### Gardens, Views & A Sense Of Seclusion

To the rear, the garden extends generously, bordered by open fields that lend the property a rare sense of space and tranquillity. The broad lawn is framed by a substantial paved terrace, an ideal setting for outdoor dining, quiet morning coffee or evenings spent watching the changing light over the landscape.

Raised beds, a greenhouse and thoughtfully arranged planting areas offer opportunities for those who enjoy gardening, while the overall design remains low-maintenance and adaptable.


The front garden, with its combination of lawn, planting and extensive block paving, provides ample parking and access to the garage. The garage itself is fitted with power, lighting, an electric door and rear windows, making it suitable not only for vehicles but also for workshop or storage use.

### A Home Of Lasting Quality

Every element of Jenny Wren has been considered with care, from its architectural clarity to its sustainable systems and its harmonious relationship with the surrounding landscape. The result is a home that feels grounded, contemporary and enduring.

It is a place where light moves through the rooms with ease, where the boundaries between inside and out feel softened, and where the comforts of modern living are delivered with quiet sophistication.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	95	106
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

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**Ground Floor**  
Approx. 233.1 sq. metres (2509.2 sq. feet)



Total area: approx. 233.1 sq. metres (2509.2 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.

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