



14 Meadow Way, Rollesby

Great Yarmouth



Minors & Brady

14 Meadow Way

Rollesby, Great Yarmouth

Wake up each day in a home that feels calm, bright and wonderfully easy to live in. A pristine, chain-free bungalow set in a quiet Rollesby cul-de-sac, offering a considered layout ideal for downsizers, families and anyone seeking single-level living. The light-filled reception spaces, well-appointed kitchen and three comfortable bedrooms create a practical everyday flow, while the inviting conservatory opens the home to the outdoors in a way that feels effortless. Beyond the doors, the landscaped garden offers space for quiet moments, outdoor dining and year-round enjoyment, complemented by a versatile outbuilding that supports home working or hobbies. With generous parking and a move-in-ready finish, it's a property that makes day-to-day life feel straightforward and enjoyable in a well-connected Norfolk village.



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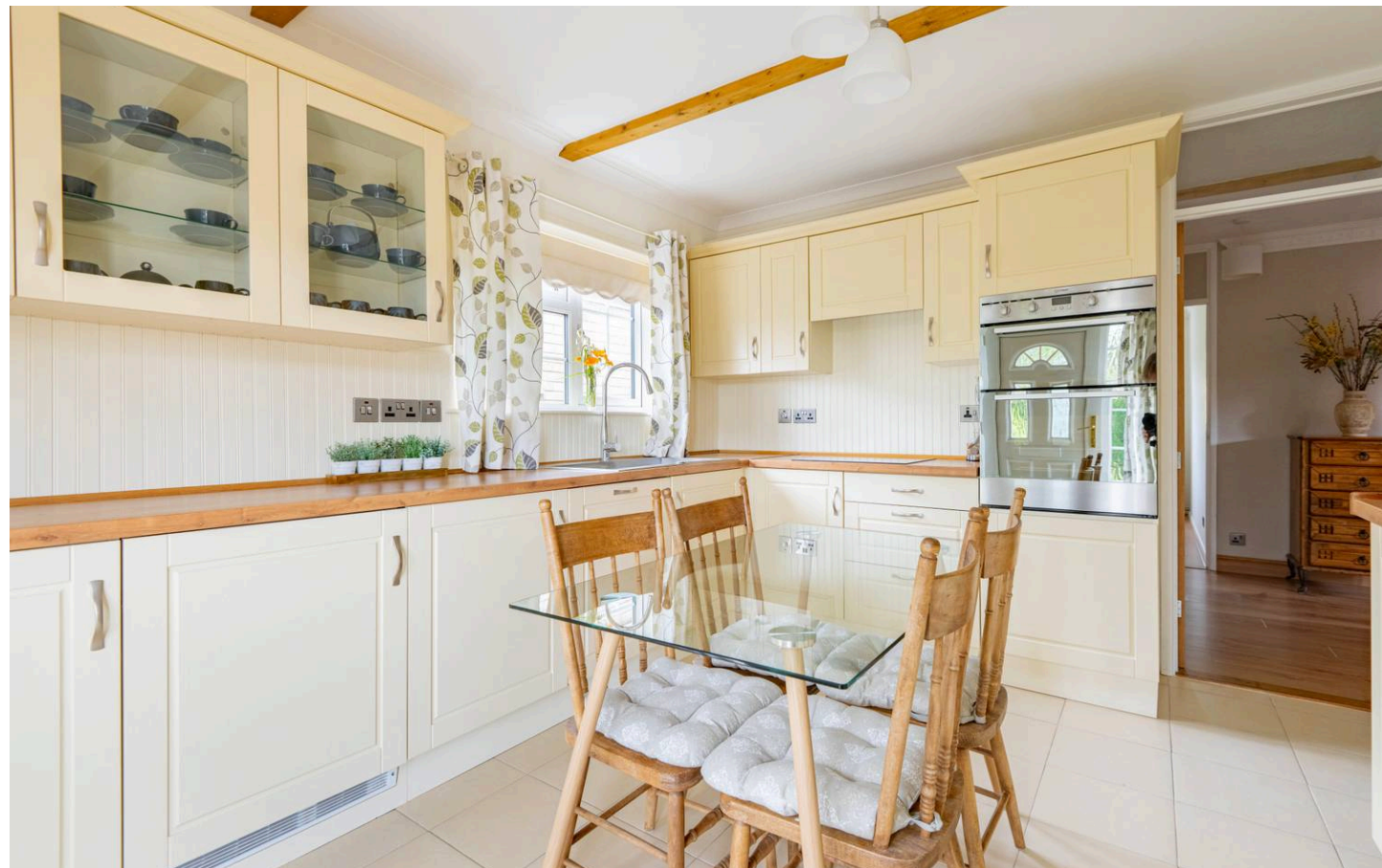


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- Offered chain free
- Pristine detached bungalow positioned down a quiet cul-de-sac in the Norfolk village of Rollesby
- Suitable option for downsizers, those that require single-level living or families looking for a modern home
- Spacious, 16ft living room accentuated by a large front-facing bay-window and a feature fireplace
- Kitchen equipped with quality cabinetry, an integrated double oven, an induction hob, a fridge/freezer and a dishwasher
- Three bedrooms offering the utmost comfort and privacy, one of which has French doors that open into the light-filled conservatory
- Bathroom comprising of a stylish three-piece suite, including a bathtub with a shower attachment
- Beautifully-landscaped garden that is privately enclosed, featuring several patio areas, a pergola, a laid to lawn and established beds
- Outbuilding that is perfect for home working, hobbies or additional accommodation
- A shingled driveway providing off-road parking for multiple vehicles



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Rollesby

Meadow Way sits in a quiet residential pocket of Rollesby, a small Broadland village surrounded by open fields and the open water of the Trinity Broads. The setting feels spacious and rural without being cut off, giving you that easy, outdoors-focused lifestyle people move to this part of Norfolk for.

Day-to-day needs are covered locally with a village hall, pub, playing field and the well-known Tacons Farm Shop just along the road. For full supermarket shopping, the closest options are Tesco Superstore in Caister-on-Sea, Asda Great Yarmouth, and Sainsbury's Great Yarmouth, all a short drive away.

Rollesby's position beside Rollesby Broad gives the village a strong connection to the water, with the Rollesby Broad Sailing Club offering access to sailing and a relaxed, low-key boating community. Gardeners have Broadland Nurseries close by, making it easy to pick up plants and supplies without travelling far. Bus routes link the village with Great Yarmouth and Norwich, and Great Yarmouth station provides the nearest rail services for wider travel.

The coast is one of the area's biggest advantages, the wide sandy beaches at Hemsby, Scratby and Winterton-on-Sea are all within easy reach, giving you quick access to sea air, dunes and long shoreline walks. Altogether, Meadow Way offers a location that balances calm countryside living with practical amenities, water-based leisure and fast access to the Norfolk coast.



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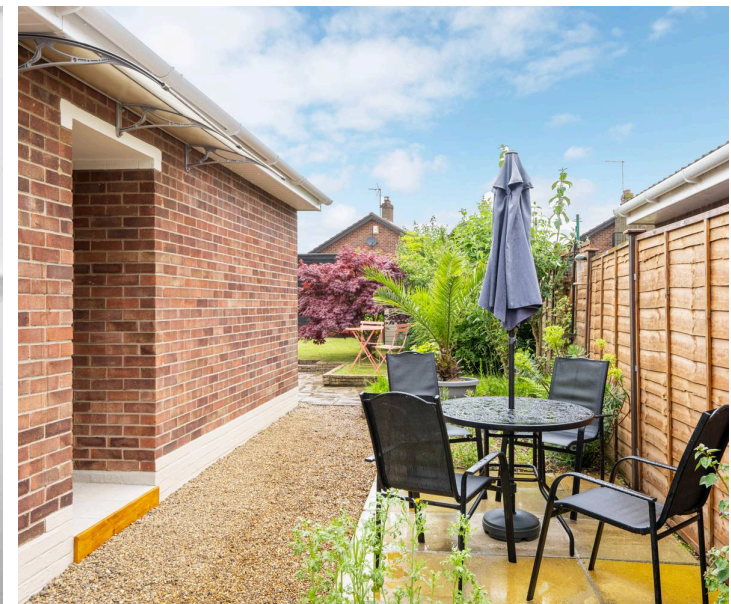
A pristine, chain-free detached bungalow set along a quiet cul-de-sac in the well-regarded Norfolk village of Rollesby, this home offers an inviting combination of comfort, privacy and modern single-storey living. It will appeal to downsizers, those seeking single-level living and families wanting a contemporary, move-in-ready home in a peaceful setting.

The entrance hall sets the tone immediately, bright, airy and thoughtfully arranged to guide you through the property with ease. From here, the spacious living room opens out, featuring a generous bay window that draws in natural light and a characterful fireplace that anchors the space. It's a comfortable, uplifting room designed for everyday living.

The kitchen is fitted with quality cabinetry and a full suite of integrated appliances, including a double oven, induction hob, fridge/freezer and dishwasher. Practical and well-appointed, it supports everything from quick weekday meals to more sociable cooking.

All three bedrooms offer a sense of calm and privacy. One enjoys French doors opening directly into the conservatory, creating a lovely connection between the sleeping spaces and the garden-facing reception areas.

The conservatory is a standout feature, a bright, uplifting room with panoramic views across the garden. It's an ideal spot for morning coffee, quiet reading or simply enjoying the changing seasons from the comfort of home.



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The bathroom is fitted with a modern three-piece suite, including a bathtub with shower attachment, offering a clean, contemporary space for daily routines.

Outside, the garden has been beautifully landscaped and privately enclosed. Several patio areas provide options for outdoor dining or relaxation, while the pergola, lawn and established beds create interest and structure throughout the year.

A valuable addition is the outbuilding, ideal for home working, creative pursuits or occasional guest use. Its flexibility will appeal to buyers seeking additional space beyond the main footprint of the home.

A shingled driveway offers generous off-road parking for multiple vehicles, completing the property's practical advantages.

Offered chain free and presented in excellent condition, this is a home that delivers comfort, privacy and ease of living in a sought-after Norfolk village. A superb opportunity for those looking for a well-kept, thoughtfully arranged bungalow ready for its next owners.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Ground Floor

Approx. 97.9 sq. metres (1053.9 sq. feet)



Total area: approx. 97.9 sq. metres (1053.9 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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Minors & Brady
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