

Minors & Brady
CAISTER-ON-SEA
FOR SALE
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The Grove Back Lane, Rollesby
Great Yarmouth



Minors & Brady

The Grove Back Lane

Rollesby, Great Yarmouth

A welcoming detached bungalow offering over 1,600sqft of flexible single-level living, this chain-free Rollesby home brings together spacious interiors, strong kerb appeal and a private, low-maintenance garden. Highlights include a bright living room flowing into the dining area, a modern kitchen/breakfast room with integrated appliances, a conservatory for year-round use, and three comfortable bedrooms served by a four-piece family bathroom. The generous driveway provides parking for multiple vehicles, while the converted garage offers a valuable annexe opportunity (stpp), currently arranged as a utility room with white goods included. Well-presented throughout and ready to personalise, it's an appealing choice for downsizers, families or anyone seeking a practical, well-located village home.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating system.

Water heating panels.



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The Grove Back Lane

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- Offered chain free
- Detached bungalow positioned down a quiet, residential road, opposite the country fields in the Norfolk village of Rollesby
- Suitable option for downsizers, families or those that require single-level living
- Over 1,600sqft of spacious and flexible accommodation that is well-presented by the current owners, ready for you to adapt to your own preferences and style
- Strong kerb appeal showcasing a driveway providing off-road parking for multiple vehicles and a landscaped front garden
- Spacious living room that effortlessly flows into the dining room, inviting relaxation and entertaining
- Bright kitchen/breakfast room fitted with modern cabinetry, a range of integrated appliances and internal double doors into the conservatory
- Three bedrooms offering comfort and privacy, one of which benefits from built-in wardrobes, complemented by a four-piece suite family bathroom
- A private, low-maintenance garden featuring a patio, shingle, a small lawn, planted beds, a timber shed and a greenhouse
- Annexe opportunity (stpp) with a converted garage that is currently used as a utility room and storage



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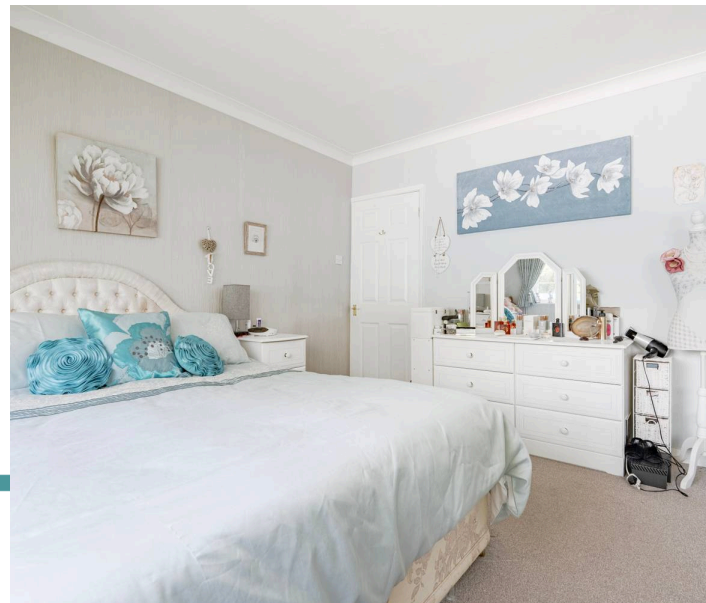
The Location

Back Lane sits within Rollesby, a Broadland village surrounded by open farmland and the chain of Trinity Broads, giving the area a quiet, rural setting without drifting into isolation. Rollesby links naturally with neighbouring villages such as Martham, Ormesby St Margaret, Filby, and Fleggburgh, while larger centres including Caister-on-Sea and Great Yarmouth provide wider services, employment and leisure options.

Day-to-day needs are met in the village through its local amenities, including a village hall, playing field and community-run facilities, with further convenience shopping found in nearby Martham and Ormesby. The closest full supermarkets are the Tesco Superstore in Caister-on-Sea and the Lidl and Asda stores in Great Yarmouth, all within straightforward driving distance.

Families benefit from nearby schooling, with Rollesby Primary School in the village and Fleggburgh Primary, Martham Academy, and Ormiston Venture Academy in Great Yarmouth offering additional options.

Transport links include regular bus routes connecting Rollesby with Great Yarmouth and Norwich, and road access via the A149 for commuting across the Broads and towards the coast. The lifestyle here suits those who value village living with practical access to larger towns, outdoor space, and the quieter pace typical of this part of Norfolk.



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The property enjoys strong kerb appeal, with a generous driveway providing off-road parking for multiple vehicles and a landscaped front garden that frames the home attractively. A porch entrance leads inside to a spacious layout that has been well-maintained by the current owners, offering a move-in ready environment with the freedom to adapt the interiors to your own preferences and style.

The main living room is a bright and inviting space, opening directly into the dining room to create a natural flow for everyday use and entertaining. The kitchen/breakfast room is fitted with modern cabinetry and a range of integrated appliances, with internal double doors connecting to the conservatory, a versatile area suited to dining, relaxing or hobbies throughout the year.

Three bedrooms provide comfort and privacy, one featuring built-in wardrobes, and the accommodation is served by a four-piece family bathroom.



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The rear garden is designed for easy upkeep, combining a patio, shingle, a small lawn, planted beds, a timber shed and a greenhouse. It offers a private outdoor space with scope for gardening, outdoor dining or simply enjoying the surroundings.

A further advantage is the converted garage, currently arranged as a utility room with white goods included in the sale, plus additional storage. This area presents an appealing annexe opportunity (stpp) for buyers seeking multi-generational living, guest accommodation or a dedicated workspace.

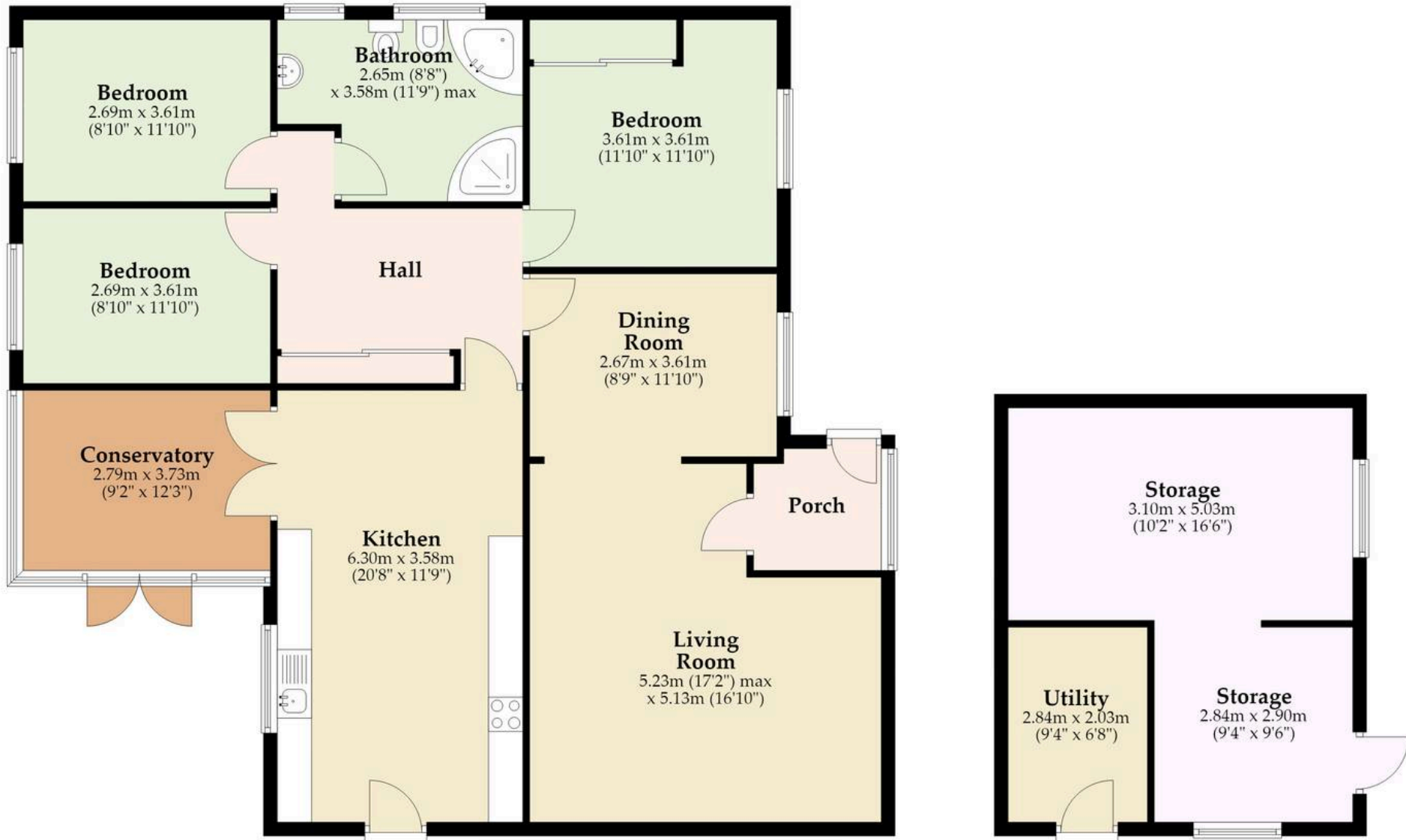
Rounded off by its flexible layout, private garden and chain-free status, this is a well-presented home in a friendly Norfolk village, offering generous space and practical features for a wide range of buyers.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	60	
(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	

Ground Floor

Approx. 155.3 sq. metres (1671.8 sq. feet)



Total area: approx. 155.3 sq. metres (1671.8 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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