



13 King George Close, Rollesby

Minors & Brady



# 13 King George Close

Rollsby, Great Yarmouth

A generous corner plot in Rollsby sets the tone for this well-arranged detached bungalow, offering a lifestyle that suits those seeking comfort, space and the ease of single-level living. The home centres around a bright, open-plan kitchen/dining/living space with a contemporary wood burner and a conservatory that draws in natural light, creating an inviting setting for everyday routines and relaxed entertaining. Three bedrooms, including a principal suite with its own wet room, provide flexibility for guests, family or home working. Outside, the private rear garden offers multiple patio areas, established planting and a lawned space to enjoy, complemented by a greenhouse, garage and off-road parking. Altogether, it's a home that brings together practicality, comfort and a welcoming village setting.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Electric ceiling heaters.

8 solar panels that are owned outright by the current owners.



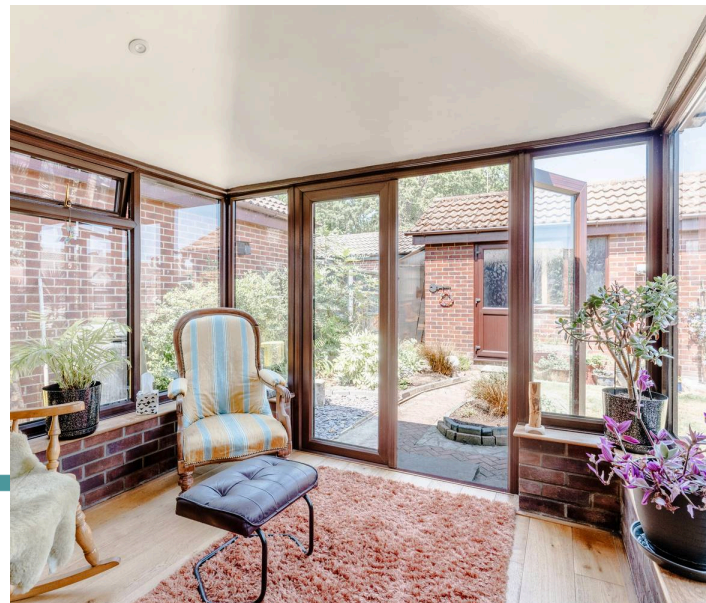
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# 13 King George Close

Rollsby, Great Yarmouth

- Detached bungalow positioned on a generous-size corner plot within the Norfolk village of Rollsby
- Suitable choice for downsizers, families or those that require single-level living
- Open-plan kitchen/dining/living room, creating an effortless flow for everyday living and entertaining
- Kitchen is equipped with cabinetry, an integrated oven, a hob, microwave, a fridge/freezer, a dedicated spot for your dishwasher and a pantry cupboard
- The living room is accentuated by a feature wall and a contemporary wood burner, with internal bi-fold doors that open into the light-filled conservatory
- Three bedrooms offering comfort and privacy, one of which is a principal bedroom benefiting from a built-in wardrobe, a bay window and a private en-suite wet room
- Family bathroom comprising of a modern three-piece suite
- A private, well-maintained garden featuring several patio areas for outdoor seating, a laid to lawn, planted beds and established shrubbery
- Low-maintenance front garden with a greenhouse, a rear driveway providing off-road parking, a single garage and a storage shed
- 8 energy-efficient solar panels that are owned outright by the current owners



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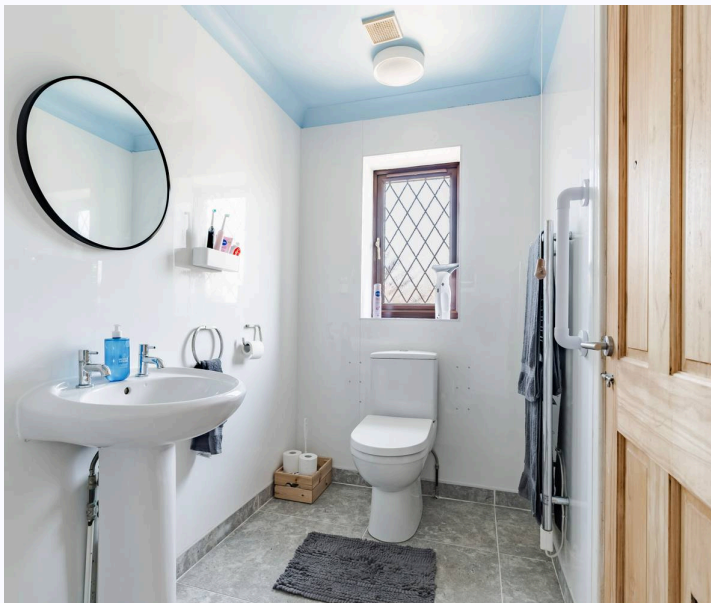
### Rollesby

King George Close sits within the heart of Rollesby, a Broadland village known for its open rural setting and easy access to the water. The area has a relaxed, lived-in feel, with quiet residential lanes surrounded by farmland and the expanse of Rollesby Broad just moments away. Everyday needs are met within the village itself, including a well-regarded pub, a convenience store, a village hall and regular community activities that give Rollesby its friendly, local character.

Nearby villages such as Martham, Fleggburgh, Ormesby St Margaret and Filby offer further amenities including cafés, additional pubs, takeaways and local services. For broader facilities, Caister-on-Sea and Hemsby are within a short drive, while Great Yarmouth provides full town-centre shopping, leisure venues and employment opportunities. The closest supermarkets are the Tesco Superstore in Caister-on-Sea, the Lidl in Caister-on-Sea, and the Asda and Tesco stores in Great Yarmouth.

Families benefit from several nearby schools, including Rollesby Primary School within the village, Fleggburgh CofE Primary, Martham Primary and Nursery, and secondary options such as Flegg High Academy in Martham and Ormiston Venture Academy in Great Yarmouth.

Transport links are straightforward, with regular bus services connecting Rollesby to Martham, Caister and Great Yarmouth, and road access via the A149 for travel across the Norfolk coast and towards Norwich. The setting lends itself to a lifestyle shaped by outdoor space, waterside walks, village community and the convenience of larger centres close by.



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# 13 King George Close

Rollesby, Great Yarmouth

## King George Close

Detached and well-presented, this bungalow sits on a generous corner plot in the Norfolk village of Rollesby, offering a lifestyle that suits downsizers, families and anyone seeking the ease of single-level living. The setting feels established and residential, with the plot giving the home a sense of space and privacy that is increasingly hard to find.

A welcoming entrance hall introduces the interior, where the atmosphere is bright, airy and thoughtfully arranged for everyday comfort. At the heart of the home is an open-plan kitchen/dining/living space, designed to support both relaxed routines and sociable gatherings. The kitchen features fitted cabinetry, an integrated oven, hob, microwave and fridge/freezer, along with a dedicated position for your dishwasher and a useful pantry cupboard.

The living area is anchored by a contemporary wood burner and a feature wall, creating a focal point that adds character without overpowering the room. Internal bi-fold doors open into the conservatory, a light-filled extension of the living space that enhances the home's versatility throughout the seasons.



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Rollesby, Great Yarmouth

Three bedrooms provide comfort and privacy, including a principal bedroom with a built-in wardrobe, bay window and its own en-suite wet room. The remaining bedrooms offer flexibility for guests, children or a home office, supported by a modern family bathroom with a three-piece suite.

The rear garden is a key feature, offering a private and well-maintained outdoor environment. Several patio areas create options for seating and dining, while the lawn, planted beds and established shrubbery bring colour and structure. A low-maintenance front garden includes a greenhouse, and to the rear you'll find a driveway providing off-road parking, a single garage and a storage shed.

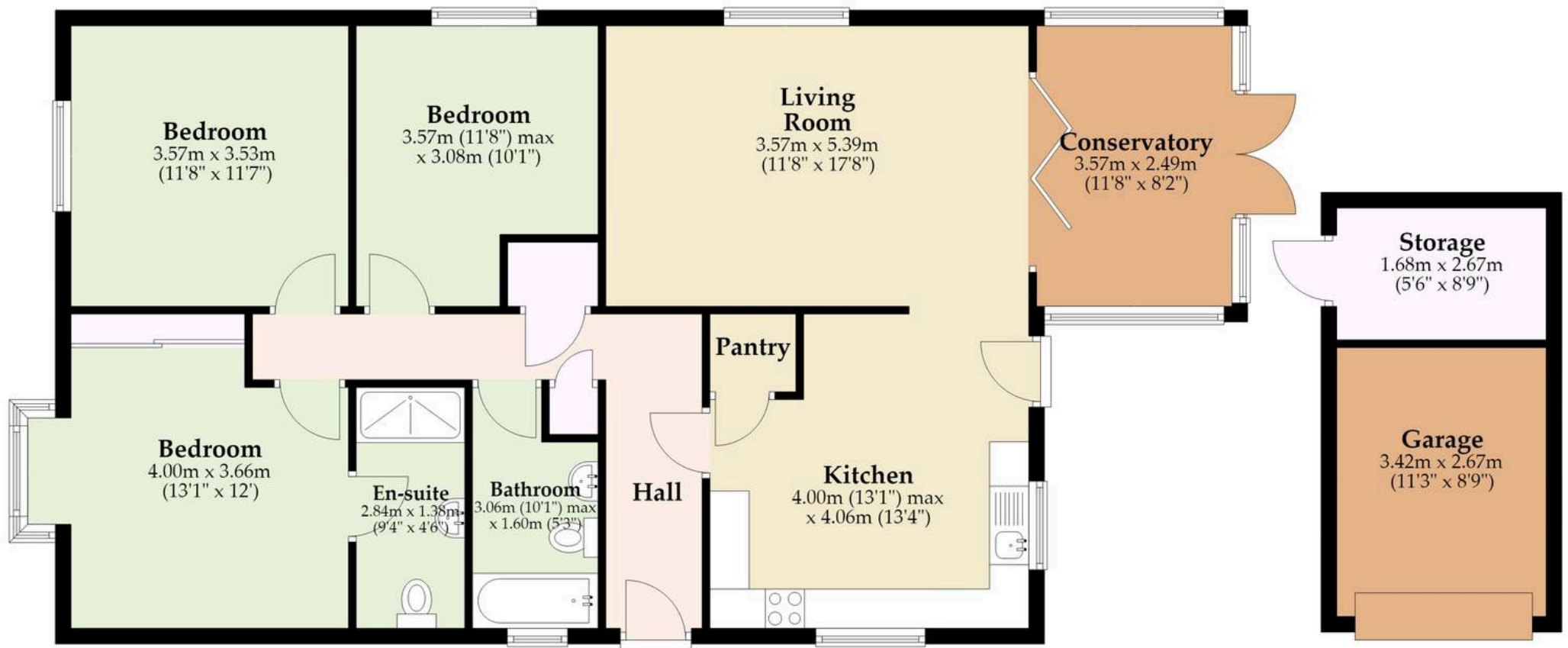
Altogether, this is a home that delivers practical single-level living with a welcoming feel, generous outdoor space and a layout suited to a range of lifestyles. It offers a confident opportunity for those looking to settle within a Norfolk village setting while enjoying the comfort and convenience of a well-arranged detached bungalow.



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## Ground Floor

Approx. 117.0 sq. metres (1259.1 sq. feet)



Total area: approx. 117.0 sq. metres (1259.1 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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