



Lilac Cottage Rollesby Road, Fleggburgh

Minors & Brady



Lilac Cottage Rollesby Road

Fleggburgh, Great Yarmouth

Rarely available on the highly sought-after Rollesby Road, this substantially extended semi-detached cottage occupies a generous plot with uninterrupted views across open Norfolk countryside. Offering over 2,900 sqft of flexible accommodation, the property is ideally suited to modern family life, with multiple reception rooms, a study for home working, three double bedrooms, two staircases and the potential for annexe creation, subject to the necessary permissions. Outside, the home continues to impress with extensive off-road parking, a detached double garage, a range of useful outbuildings and beautifully established gardens featuring a patio, aluminium pergola, summerhouse, ornamental pond, greenhouses and sweeping lawns. Combining space, versatility and a wonderful rural setting, this is a home that caters effortlessly to both everyday family living and those seeking a closer connection to the Norfolk countryside.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

Oil central heating (bottles for the oven).



M&B



Lilac Cottage Rollesby Road

Fleggburgh, Great Yarmouth

- Rarely available!
- Substantial semi-detached cottage positioned down the rural Rollesby Road in the sought-after Norfolk village of Fleggburgh
- Set on a generous-size plot offering a large driveway for off-road parking, a detached double garage for storage use and a variety of outbuildings
- Exceptional family home showcasing over 2,900sqft of spacious and flexible accommodation, with the potential to convert into an annexe for multi-generational living (stpp)
- Series of well-presented reception rooms, including a 22ft open-plan lounge/dining room, a flexible formal dining room and a study for home-working
- Kitchen equipped with a range of cabinetry, a Rangemaster oven, an integrated dishwasher, areas for your appliances and a functional utility room
- Ground and first-floor family bathrooms, one of which offers a separate bathtub and shower cubicle, along with a bidet
- Two staircases lead to the first-floor, suitable for multi-generational use, offering three double bedrooms that are complemented by built-in wardrobes
- Expansive garden with a backdrop of peaceful country fields, featuring a patio for outdoor seating, a sweeping lawn, established beds, a pergola, a fish pond, summerhouse and two greenhouses
- Three storage outbuildings that are currently used for storing wood, garden equipment and as a workshop, with the potential to be converted (stpp)



M&B



Lilac Cottage Rollesby Road

Fleggburgh, Great Yarmouth

The Location

Rollesby Road is situated within the desirable Norfolk village of Fleggburgh, a well-regarded Broadland village that offers an appealing balance between countryside living and everyday convenience. Surrounded by attractive rural scenery and lying close to the Norfolk Broads, the village is particularly popular with those seeking a quieter pace of life without feeling isolated.

The village enjoys a convenient position between Norwich and Great Yarmouth, making it well placed for access to a wide range of shopping, leisure and educational facilities. Nearby villages and market towns further enhance the choice of amenities available locally, whilst the surrounding road network provides straightforward links across the county.

One of Fleggburgh's greatest attractions is its proximity to the Norfolk Broads, where miles of waterways, nature reserves and scenic countryside can be enjoyed throughout the year. The area is ideal for walking, cycling, boating and wildlife enthusiasts, with beautiful landscapes never far from the doorstep.

Fleggburgh itself retains a strong sense of community and village character, offering a welcoming environment that appeals to families, professionals and retirees alike. Combining rural charm with excellent accessibility, Rollesby Road enjoys a setting that perfectly captures the appeal of Broadland living.



M&B

Lilac Cottage Rollesby Road

Fleggburgh, Great Yarmouth

Lilac Cottage

Rarely available and occupying a generous plot along the sought-after Rollesby Road, this substantial semi-detached cottage offers over 2,900 sqft of versatile accommodation, extensive parking, a detached double garage and an impressive collection of outbuildings.

A welcoming entrance hall sets the tone, introducing a home that has been designed to adapt to changing lifestyle needs. The accommodation is both spacious and flexible, with a series of well-presented reception rooms providing options for family life, entertaining and home working.

At the heart of the home is an impressive open-plan sitting and dining room, where a wood-burning stove creates a natural focal point and large windows draw in plenty of natural light. A separate formal dining room offers further versatility and could equally be used as an additional reception room, hobby space or playroom, while a dedicated study provides a quiet and practical setting for those working remotely.



M&B





Lilac Cottage Rollesby Road

Fleggburgh, Great Yarmouth

The kitchen is well equipped with a comprehensive range of cabinetry, a Rangemaster cooker, integrated dishwasher and space for additional appliances.

Adjoining the kitchen, the practical utility room benefits from French doors opening directly onto the garden, creating an easy connection between indoor and outdoor living. This area also offers potential, subject to permissions, to form part of an annexe arrangement if required. A ground-floor bathroom is conveniently positioned off the utility room, while further bathroom facilities can be found on the first floor.

The home's adaptable layout is further enhanced by two separate staircases leading to the first floor, an appealing feature for larger families or those considering accommodation for relatives. Three generous double bedrooms are complemented by built-in wardrobes, while the family bathrooms are well appointed, including one with both a separate bath and shower cubicle, together with a bidet, hand wash basin and a toilet.



M&B

Lilac Cottage Rollesby Road

Fleggburgh, Great Yarmouth

Outside, the gardens are a standout feature and have been carefully cultivated to create a wonderful setting throughout the year. Backing onto peaceful countryside fields, the grounds provide an ideal environment for entertaining, gardening and enjoying the outdoors. A patio area offers space for al fresco dining and summer gatherings, while the expansive lawn is bordered by established planting that brings colour, texture and seasonal interest.

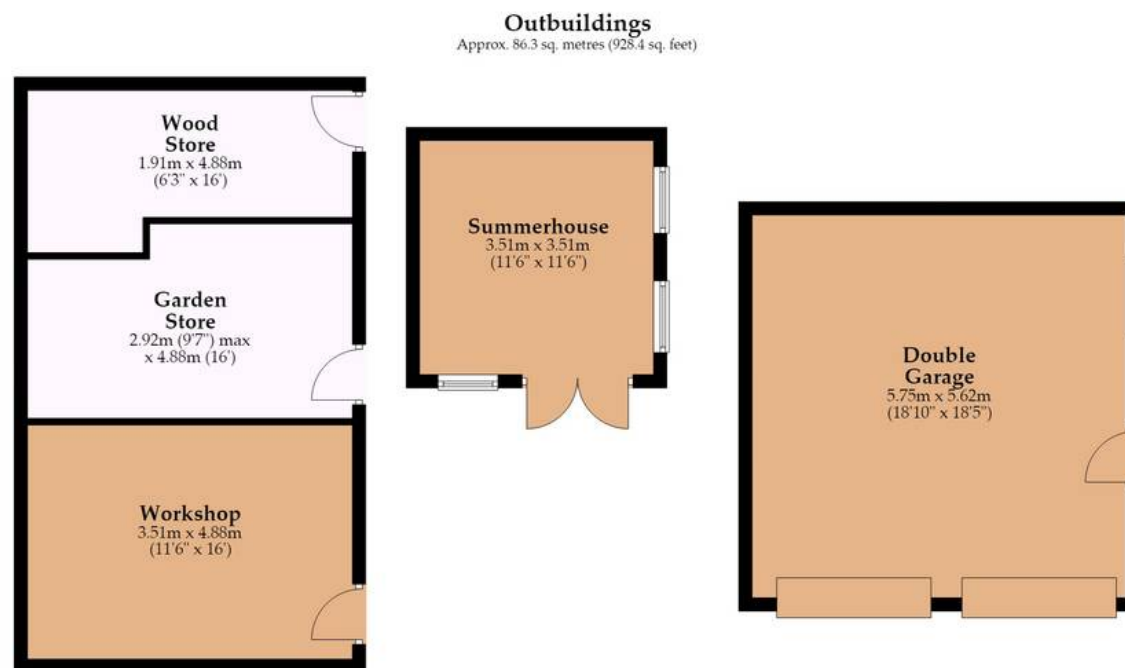
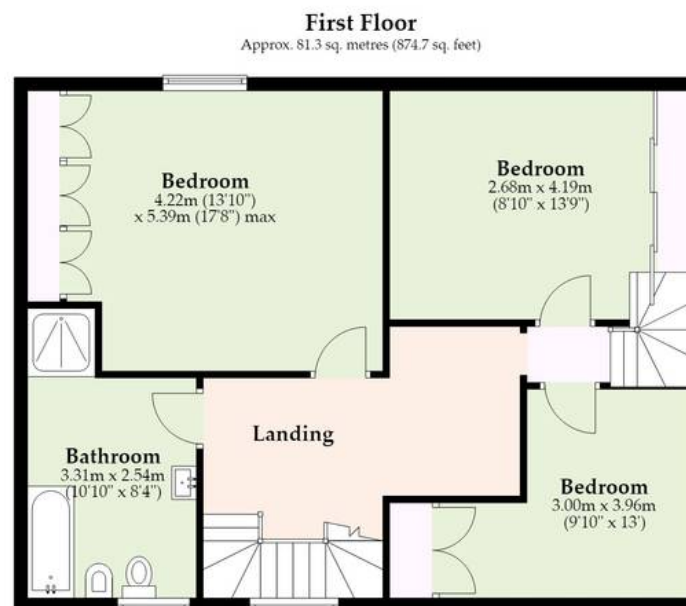
An aluminium pergola provides sheltered seating, perfect for enjoying the outlook across the garden, whilst an ornamental fish pond introduces a charming focal point. A summerhouse offers a comfortable retreat within the grounds, and keen gardeners will appreciate the addition of two greenhouses.

The property's extensive outbuildings add another layer of versatility. Currently utilised for wood storage, garden equipment and workshop space, they offer excellent practical storage and could present further opportunities for conversion or alternative uses, subject to the necessary consents.

Homes of this scale, flexibility and setting are seldom available. Surrounded by the attractive Norfolk countryside yet within easy reach of local amenities, the Norfolk Broads and the coast, this is a property that offers an enviable lifestyle opportunity for buyers seeking space, practicality and a strong connection to the outdoors.



M&B



Total area: approx. 274.7 sq. metres (2956.8 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.

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



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk