



Marazell Rollesby Road, Fleggburgh

Great Yarmouth



Minors & Brady

Marazell Rollesby Road

Fleggburgh, Great Yarmouth

Offering an easy pace of living in the heart of Fleggburgh, this detached bungalow provides a practical and well-kept home with generous outdoor space and the advantage of being sold chain free. The property features a bright kitchen and dining area, a comfortable sitting room opening to the south-facing garden, and three well-proportioned bedrooms served by a modern wet room. Neatly presented gardens sit to both the front and rear, while a driveway and sizeable garage add valuable parking and storage. It's a straightforward, appealing home in a sought-after village setting, ready for its next chapter.

- Detached bungalow positioned within a well-regarded residential area of Fleggburgh
- Offered for sale with no onward chain, providing a straightforward and timely purchase opportunity
- Light and well-arranged kitchen and dining space with dual-aspect windows and fitted units
- Generous sitting room to the rear with garden views and direct access to the outside
- Three bedrooms of practical proportions, all accessed from a central hallway
- Modern wet room with full tiling, walk-in shower, wash basin and WC
- Attractive south-facing rear garden, enclosed and predominantly laid to lawn
- Neatly maintained front garden with established planting and a welcoming approach
- Brick-weave driveway offering comfortable off-road parking
- Large garage with power and lighting, suitable for storage, hobbies or workshop use

M&B



Marazell Rollesby Road

Fleggburgh, Great Yarmouth

Fleggburgh

Rollesby Road sits in a calm, countryside village setting, offering a balance of rural space and practical everyday access. The road runs through Fleggburgh, a small, well-kept village surrounded by open fields and the wider Broads landscape, giving it a relaxed, outdoors-friendly feel. Local conveniences include a village shop and pub, with larger supermarkets close by in Acle and Great Yarmouth for weekly shopping. Families benefit from having Fleggburgh Primary School within the village and Flegg High Ormiston Academy only a short drive away. Transport links are straightforward, with good road access toward Acle, Norwich and the coast, making commuting or weekend trips easy. The lifestyle here leans toward quiet living, fresh air, and a strong sense of space, ideal for anyone who wants village life without feeling cut off.



M&B

Marazell Rollesby Road

Fleggburgh, Great Yarmouth

Situated in the desirable Broadland village of Fleggburgh, this detached bungalow presents an appealing opportunity for those seeking comfortable single-storey living in a peaceful residential setting. Offered to the market with no onward chain, the property enjoys generous gardens to both the front and rear, including a wonderful south-facing garden that benefits from sunshine throughout the day.

The bungalow is approached via a neatly maintained front garden, with a brick-weave driveway providing convenient off-road parking and access to the garage. A side entrance leads into a welcoming hallway from which all rooms are accessed, creating a practical and well-organised layout.

The kitchen and dining area is positioned to the front of the property and enjoys a bright dual aspect. Fitted with a range of wall and base units, an integrated oven and a sink/drain. There is space for essential appliances, and the outlook over the front garden adds to the room's light and open feel.

To the rear, the sitting room offers a generous and comfortable living space, enhanced by wide double-glazed windows that frame views of the garden. A glazed door opens directly outside, making it easy to enjoy the garden during the warmer months and allowing natural light to fill the room.



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There are three bedrooms arranged off the hallway. The main bedroom overlooks the rear garden, providing a peaceful setting, while the second and third bedrooms face the front of the property. All are served by a modern wet room, finished with full tiling, a wall-mounted shower, wash basin and WC.

The rear garden is a standout feature. Enclosed and predominantly laid to lawn, it offers excellent privacy and a sunny southerly aspect, making it ideal for outdoor relaxation, gardening or family enjoyment. A side gate provides easy access to the front of the property.

A sizeable garage with power and lighting sits to the side, offering secure parking as well as useful storage or workshop potential.

This well-presented bungalow offers a welcoming home in a sought-after village setting, with scope for personal touches and the advantage of being available chain free. Its generous gardens, practical layout and peaceful location make it an attractive choice for a range of buyers.

Agents Notes

Freehold

Connected to water, electricity and drainage.

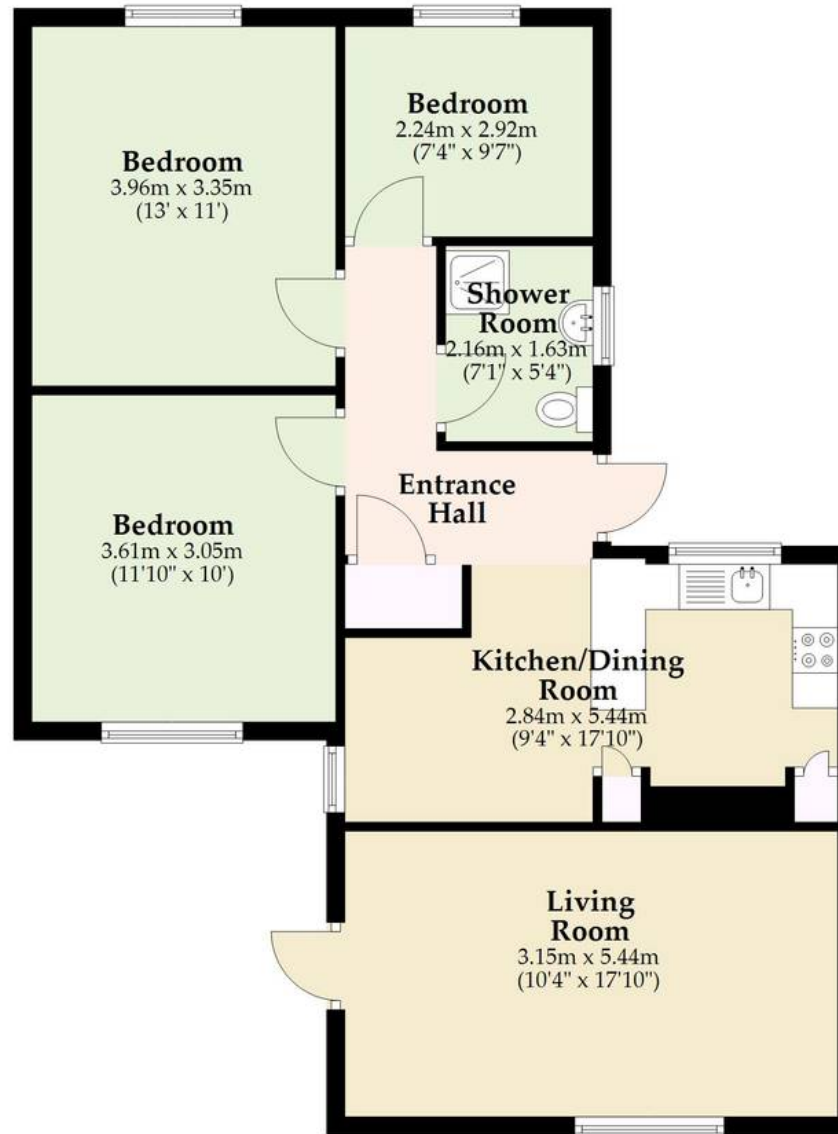
Oil central heating.



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Ground Floor

Approx. 74.9 sq. metres (806.2 sq. feet)



Total area: approx. 74.9 sq. metres (806.2 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.

Dreaming of this home?
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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

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

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