



The Retreat Main Road, Rollesby

Minors & Brady



The Retreat Main Road

Rollesby, Great Yarmouth

Enjoying a prominent position within the popular village of Rollesby, this detached home presents an exciting renovation opportunity for buyers looking to establish themselves in one of Norfolk's most desirable rural settings. With over 1,300 sq ft of accommodation, a sizeable garden, four bedrooms and scope for enhancement throughout, the property offers the foundations for a long-term family home.

- Offered chain free!
- Detached residence proudly positioned on a substantial plot within the Norfolk village of Rollesby
- Renovation opportunity, offering over 1,300sqft of spacious and flexible accommodation
- Driveway providing off-road parking for multiple vehicles and a double-length garage for storage use
- Kitchen fitted with a range of wall and base cabinetry, an integrated oven, a hob and under-counter areas for appliances
- L-shaped living room with sliding doors that open out to the garden, as well as internal double doors flows into the dining room
- Four first-floor bedrooms that has the flexibility to be a home office, dressing room or nursery
- Ground-floor shower room and a first-floor bathroom, complemented by a separate WC
- Extensive garden that offers endless possibilities, featuring a sweeping lawn and multiple storage sheds, ready for you to personalise
- Easy access to village amenities and the scenic Rollesby Broads

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The Location

Rollesby is a highly regarded Broadland village situated within the heart of the Norfolk Broads National Park, offering an attractive blend of countryside surroundings, local amenities and convenient access to the coast. Renowned for its picturesque setting and strong community spirit, the village is a popular choice for those seeking a village lifestyle within easy reach of larger towns and cities.

Residents benefit from a selection of local amenities, including a village shop, public house, primary school and church, while a wider range of shopping, dining and leisure facilities can be found in nearby Acle and Great Yarmouth. The village hosts a variety of community events throughout the year, contributing to its welcoming and vibrant atmosphere.

The area is particularly well known for its access to the Norfolk Broads, with nearby Rollesby Broad providing opportunities for boating, fishing, birdwatching and scenic walks. The stunning Norfolk coastline, with its beautiful sandy beaches and coastal attractions, is also within easy reach, offering an abundance of outdoor and recreational pursuits.

Rollesby is conveniently positioned for access to Great Yarmouth, Norwich and the surrounding Broadland villages via an established road network. Norwich city centre, with its extensive retail, cultural and business facilities, is readily accessible, making the village an appealing location for both commuters and those looking to enjoy the wider region.



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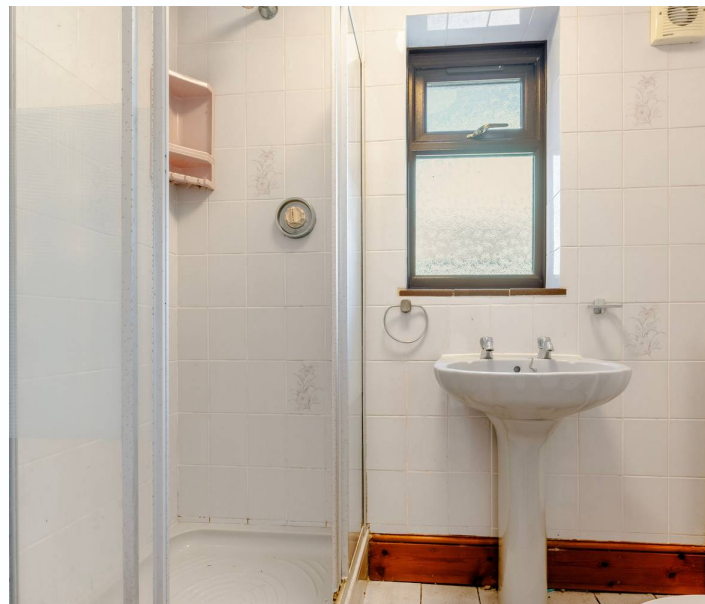
Rollesby, Great Yarmouth

Occupying a substantial plot within the popular Broadland village of Rollesby, this detached residence presents an excellent opportunity for those seeking a home they can update and shape around their own requirements. With over 1,300 sqft of accommodation, generous outside space and a flexible layout, the property offers plenty of scope for modernisation whilst already providing the foundations for comfortable family living.

Set back from the road, the property is approached via a sizeable driveway providing off-road parking for multiple vehicles, alongside a double-length garage offering useful storage space.

The entrance hall provides access to the principal rooms. At the heart of the home, the kitchen is fitted with a range of wall and base cabinetry, incorporating an integrated oven and hob, together with under-counter space for additional appliances. From here, there is clear potential to create a contemporary kitchen tailored to modern living.

The main reception space is formed by an L-shaped living room, offering a versatile arrangement for both seating and entertaining. Sliding doors open directly onto the garden, allowing natural light to fill the room throughout the day, while internal double doors connect seamlessly with the dining room, creating an adaptable layout that works equally well for everyday family life and larger gatherings.



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The first floor accommodates four bedrooms, providing flexibility for a variety of needs. Alongside traditional bedroom use, the additional rooms could readily serve as a home office, nursery, hobby room or dressing room, depending on individual requirements. A ground-floor shower room is complemented by a first-floor bathroom and separate WC, adding practicality to the overall layout.

Outside, the rear garden is a particularly notable feature of the property. The extensive plot is predominantly laid to lawn and provides ample space for those looking to establish landscaped gardens, outdoor dining areas or family recreation space. A number of storage sheds are already in place, offering useful functionality while leaving plenty of opportunity for future improvement and personalisation.

Offering generous proportions, considerable outside space and the opportunity to add value, this chain-free detached home represents an appealing prospect for families, lifestyle movers and buyers looking to create a home that reflects their own vision.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

Oil central heating system.

Disclaimer: This property contains trees protected by Tree Preservation Orders (TPOs).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

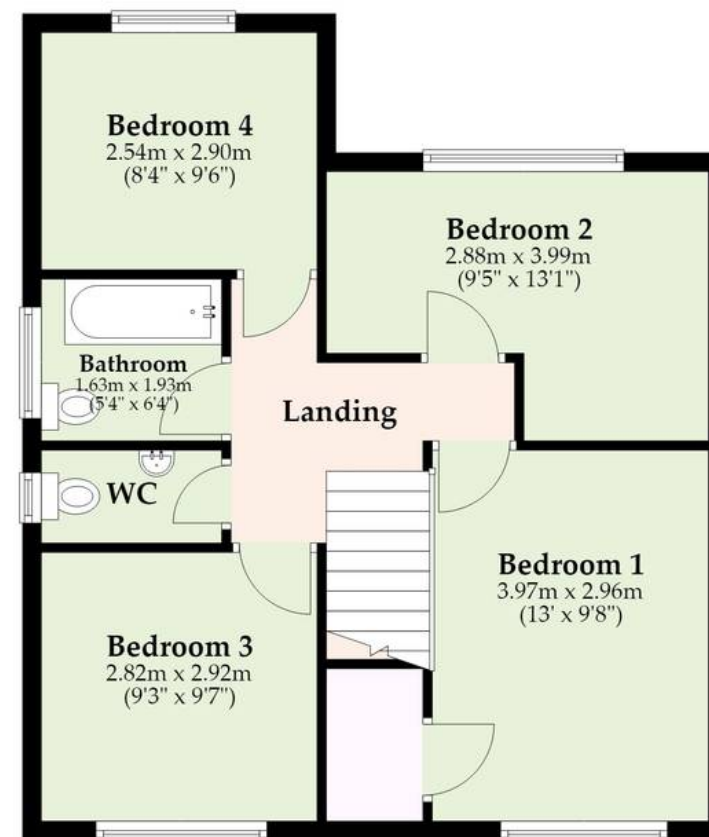
Ground Floor

Approx. 74.2 sq. metres (798.9 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



Total area: approx. 127.3 sq. metres (1370.8 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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