



## 9 Bittern Road, Rollesby

£260,000 Freehold

Stunning 2-bed bungalow in sought-after Rollesby. Fully renovated to an exceptional standard. Modern design, ample natural light, landscaped garden. Garage with storage. Immaculate living environment in prime location. High demand expected.

Council Tax band: C



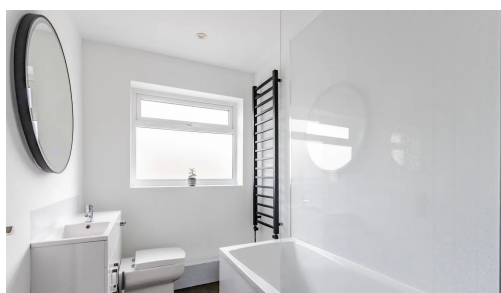
Stunning 2-bed bungalow in sought-after Rollesby. Fully renovated to an exceptional standard. Modern design, ample natural light, landscaped garden. Garage with storage. Immaculate living environment in prime location.



### AGENTS NOTES

Minors & Brady understand this to be a freehold property with established connections to mains services with LPG bottle heating. (liquid petroleum gas).

Council Tax band: C



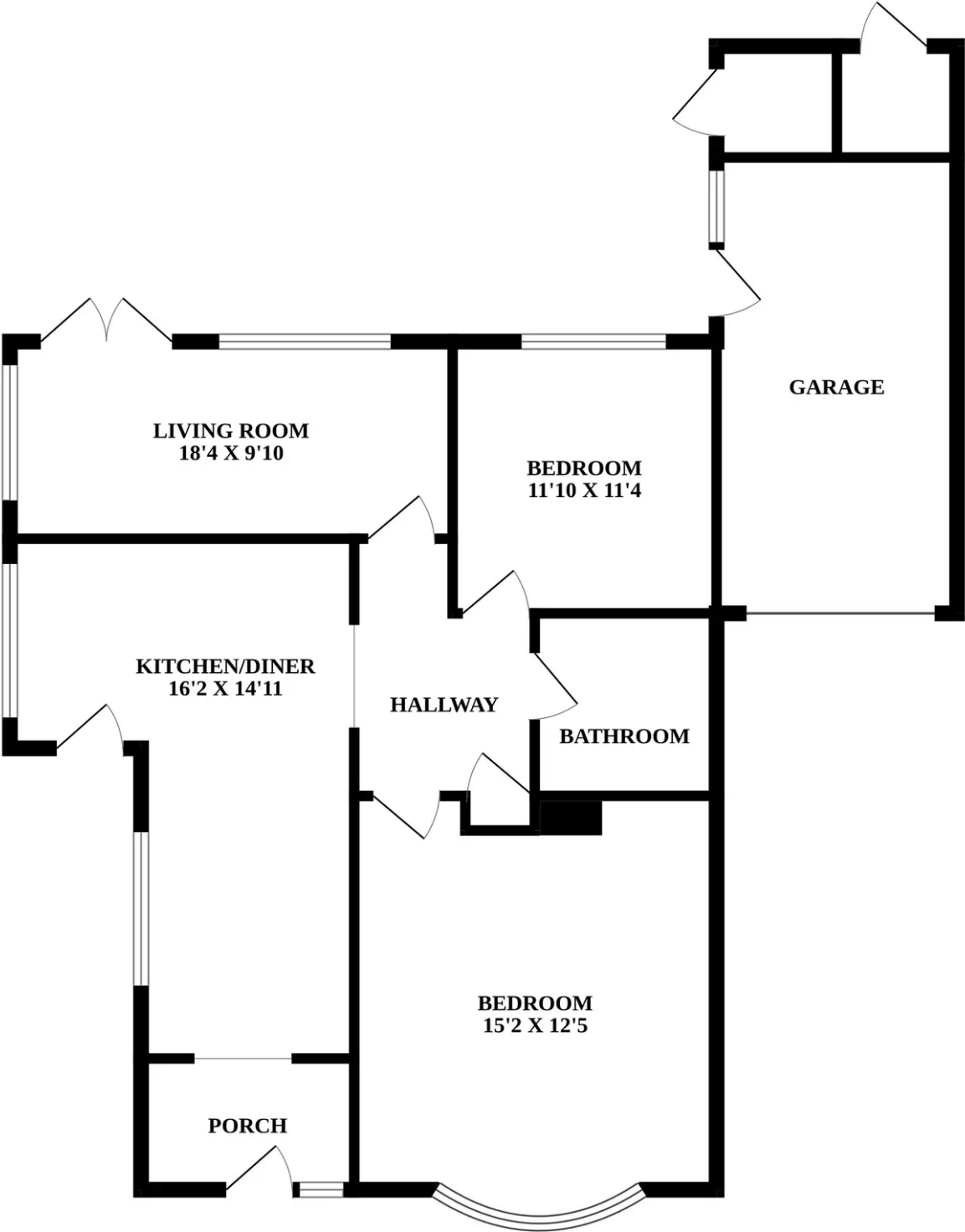
## LOCATION

Bittern Road is situated in the tranquil village of Rollesby, nestled within the picturesque Norfolk Broads. Known for its scenic countryside views, this charming road blends traditional cottages with modern residences, offering residents a harmonious blend of rural charm and community spirit. Nature enthusiasts are drawn to the area's proximity to scenic trails and birdwatching spots, with occasional sightings of the elusive bittern, after which the road is named. Despite its peaceful setting, Bittern Road maintains convenient access to essential amenities, making it an ideal location for those seeking a serene yet connected lifestyle in the heart of Norfolk's stunning landscape.





GROUND FLOOR



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.

Made with Metropix ©2024



## BITTERN ROAD, ROLLESBY

Nestled on a corner plot at the end of a quiet cul-de-sac, privacy and tranquillity are key features of this residence. The tastefully designed exterior immediately catches the eye, with its impeccable attention to detail and well-maintained gardens.

Stepping inside, you are greeted by a bright and spacious triple-aspect kitchen/diner. The generous windows allow an abundance of natural light to flood the room, creating a warm and inviting atmosphere. The kitchen boasts sleek, contemporary units and is equipped with an integrated oven and microwave, as well as a full-height integrated fridge freezer.

Adjacent to the kitchen, you will find the double-aspect lounge, providing ample space for relaxing and entertaining guests. The large windows provide picturesque views of the surroundings, infusing the room with light throughout the day.

The property comprises two spacious double bedrooms, both benefiting from an excellent amount of natural light. The well-appointed master bedroom offers a peaceful retreat, with plenty of room for storage.

The exceptional renovation of this property includes a full re-wire, new heating installation, re-plastering, and new flooring throughout, ensuring a modern and comfortable living space.

Outside, the southwest-facing rear garden is the perfect sanctuary for outdoor enthusiasts. The beautifully landscaped surroundings offer a tranquil space to relax and entertain. Whether hosting barbeques or simply enjoying the sun, this private oasis is sure to impress.

Completing this property is the garage, which provides off-road parking and boasts two additional storage rooms. This area is an added luxury, ensuring ample space for all your storage needs.

In conclusion, this exceptional 2-bedroom bungalow situated in the highly sought-after area of Rollesby, NR29, offers an immaculate living environment, complemented by exquisite attention to detail and high-quality finishes. With recent renovations and an ideal location, this property is guaranteed to be in high demand.

