



8 Back Lane, Rollesby

£260,000 Freehold

Located in the sought-after Broadland village of Rollesby, this detached two bedroom bungalow enjoys a private position set back from the road with a generous frontage and ample parking. The well-proportioned accommodation includes a spacious sitting room, separate dining room and two bedrooms, one with patio doors opening onto the garden. The kitchen is currently undergoing repair works, and a shower room serves the home. A versatile loft space with useful eaves storage adds further practicality (subject to any necessary consents). Outside, the property benefits from a substantial lawned garden with a pond, along with a garage and large gravelled driveway. Although in good overall condition, it would benefit from modernisation, offering an excellent opportunity to create a home tailored to your own taste in a desirable village setting.

Council Tax band: C

Tenure: Freehold

Located in the sought-after Broadland village of Rollesby, this detached two bedroom bungalow enjoys a private position set back from the road with a generous frontage and ample parking. The well-proportioned accommodation includes a spacious sitting room, separate dining room and two bedrooms, one with patio doors opening onto the garden. The kitchen is currently undergoing repair works, and a shower room serves the home. A versatile loft space with useful eaves storage adds further practicality (subject to any necessary consents). Outside, the property benefits from a substantial lawned garden with a pond, along with a garage and large gravelled driveway. Although in good overall condition, it would benefit from modernisation, offering an excellent opportunity to create a home tailored to your own taste in a desirable village setting.

The Location

Rollesby is a truly inviting waterside village, offering a relaxed pace of life and a wonderful place to call home. More than just a scenic spot, it provides a balanced lifestyle with essential amenities and excellent connectivity.



Located in the sought-after Broadland village of Rollesby, this detached two bedroom bungalow enjoys a private position set back from the road with a generous frontage and ample parking. The well-proportioned accommodation includes a spacious sitting room, separate dining room and two bedrooms, one with patio doors opening onto the garden. The kitchen is currently undergoing repair works, and a shower room serves the home. A versatile loft space with useful eaves storage adds further practicality (subject to any necessary consents). Outside, the property benefits from a substantial lawned garden with a pond



Located in the sought-after Broadland village of Rollesby, this detached two bedroom bungalow enjoys a private position set back from the road with a generous frontage and ample parking. The well-proportioned accommodation includes a spacious sitting room, separate dining room and two bedrooms, one with patio doors opening onto the garden. The kitchen is currently undergoing repair works, and a shower room serves the home. A versatile loft space with useful eaves storage adds further practicality (subject to any necessary consents). Outside, the property benefits from a substantial lawned garden with a pond, along with a garage and large gravelled driveway. Although in good overall condition, it would benefit from modernisation, offering an excellent opportunity to create a home tailored to your own taste in a desirable village setting.

The Location

Rollesby is a truly inviting waterside village, offering a relaxed pace of life and a wonderful place to call home. More than just a scenic spot, it provides a balanced lifestyle with essential amenities and excellent connectivity.

For everyday needs and a friendly community feel, Rollesby offers a primary school within the village, making it a convenient choice for families. You'll also find a welcoming village pub serving good food, and for fresh, local produce, a superb farm shop is right on your doorstep.

The heart of the village undoubtedly lies along its tranquil broad. Here, you'll discover two delightful dining spots: The Waterside and The Boathouse. The Waterside, a friendly café and tearoom, is perfectly positioned for enjoying the broad's gentle ambiance. The Waterside also offers family-friendly facilities, including a children's play area, and the chance to take a gentle trip on the charming Edwardian launch, 'Gentleman Jim', for a different perspective of the broad and its abundant wildlife.

As evening approaches, The Boathouse, a beautifully updated country pub and restaurant, offers a wonderful dining experience. It's still relaxed but with a touch more refinement, featuring a warm and inviting interior with large windows showcasing the broad.

Beyond the immediate village, Rollesby benefits from excellent access to the A47, a major trunk road that provides straightforward connections to Great Yarmouth in one direction and Norwich in the other, making commuting and exploring the wider Norfolk area incredibly convenient. This connectivity ensures that while you can enjoy the peaceful waterside lifestyle, you're never far from larger towns and cities.

Back Lane, Rollesby



You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.

