

**Aldreds**  
Estate Agents



2 Sparham Barns Heath Road, Rollesby, NR29 5HN

£450,000



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# 2 Sparham Barns Heath Road

Rollesby, NR29 5HN

- Brand New Contemporary Barn Conversion
- High Specification
- Three Bedrooms (All En-Suite)
- Flooring Included Throughout
- Lawned Garden with Expansive Patio
- Beautifully Finished Throughout
- Under Floor Heating via Air Source Heat Pump
- Impressive 11.68m x 5m Open Plan Living Space
- Outstanding Countryside Views
- Two Parking Spaces with EV Charging Point

Aldreds are delighted to offer the final release of this exciting development of contemporary converted barns, located in a delightful rural location on the outskirts of the Broadland village of Rollesby. The largest of the five barns, No. 2 offers a vast 11.68m x 5m open plan living space, high quality kitchen, three bedrooms (all en suite), cloakroom and a utility room. A particular feature of this barn is the open outlook across far reaching farmland, enjoyed from the landscaped rear garden with expansive patio. The property offers under floor heating via an air source heat pump, anthracite grey uPVC sealed unit windows and doors, a modern fitted kitchen with quartz work surfaces and integrated appliances and parking space for two cars with EV charging. Now complete with flooring included and ready to move in!

£450,000



## Open Plan Living/Dining Space 38'3" x 16'6" (11.68m x 5.03m)

A vast living space with full width and height front facing window and glazed door, power points, television point, inset LED ceiling lighting, smoke detector, loft access, thermostat control for under floor heating, cupboard housing underfloor heating manifold, access to rear hallway.

## Rear Hallway

Doors leading off, Glazed door to rear garden.

## Kitchen 11'11" x 11'11" (3.64m x 3.64m)

Open plan from the living area with a range of high quality fitted kitchen units with quartz work surface and upstand, with inset sink, integrated electric oven, combination microwave, larder fridge, larder freezer, dishwasher, induction hob with chimney style extractor over.

## Cloakroom 11'6" x 3'2" (3.52m x 0.97m)

Ventilation, low level w.c. with enclosed cistern and fitted storage, hand wash basin within a fitted unit with a mono bloc tap.







## Directions

From our Stalham Broadland office, head south east on the A149 towards Great Yarmouth. Proceed through the village of Repps with Bastwick, branching right at the village hall, towards Acle on the B1152 Mill Road. Continue for about a half a mile before turning third left into Heath Road, where the property can be found a short way along on the right hand side.

### Utility Room 8'7" x 5'1" (2.62m x 1.57m)

A range of fitted units with work surface and upstand, power points, plumbing for washing machine, ventilation, door giving access to airing cupboard housing pressurised hot water cylinder.

### Bedroom 1 12'11" x 11'6" (3.94m x 3.52m)

Glazed French doors leading to rear garden, power points, television point, thermostat control for under floor heating, door giving access to en-suite bathroom, access to;

### Dressing Area 5'9" x 4'7" (1.77m x 1.42m)

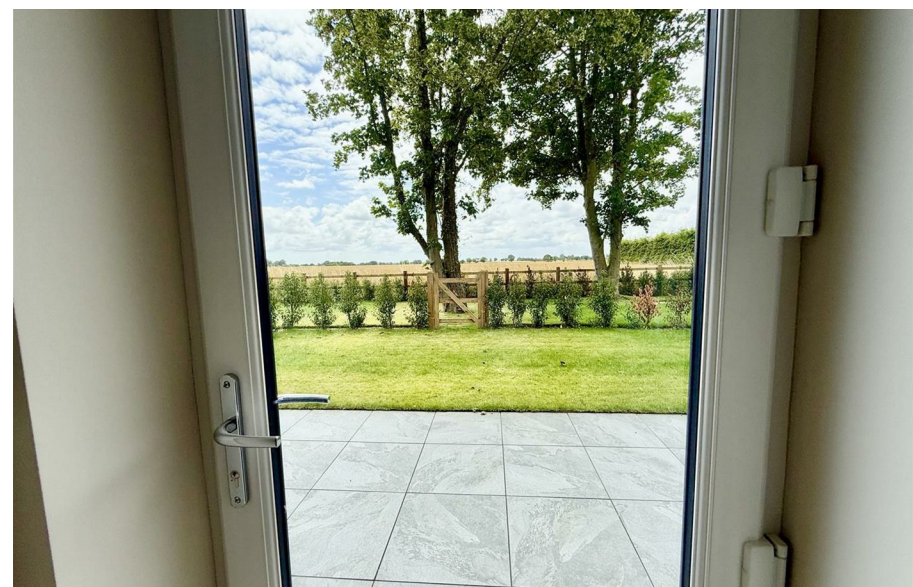
### En-Suite Bathroom 8'0" x 5'5" (2.46m x 1.66m)

Panelled bath with tiled surround, raindrop shower head over and shower screen, low level w.c. and hand wash basin within a fitted storage unit, heated towel rail, inset LED ceiling lighting, ventilation.

### Bedroom 2 13'0" x 12'3" (3.97m x 3.74m)

Glazed French doors to rear garden, power points, television point, thermostat for underfloor heating, door to en-suite shower room and open access to;

### Dressing Area 5'9" x 5'4" (1.77m x 1.65m)





### En-Suite Shower Room 5'9" x 6'4" (1.77m x 1.95m)

Large shower cubicle with fixed screen and tiled surround with raindrop shower head over, low level w.c. and hand wash basin within a fitted unit, ventilation, inset LED ceiling lighting, heated towel rail.

### Bedroom 3/Office 12'6" x 11'7" (3.82m x 3.54m)

Glazed door to front aspect, power points, television point, thermostat control for under floor heating, door giving access to;

### En-Suite Shower Room 8'5" x 4'9" (2.57m x 1.46m)

Low level w.c. and hand wash basin within a fitted storage unit, tiled shower with fixed screen, ventilation, inset LED ceiling lighting, heated towel rail.

### Outside

Two allocated parking spaces directly in front of the property in a communal parking area with an EV charging point. The property offers a large patio area and turfed rear garden with newly planted hedgerows to boundaries with open post and rail fencing, allowing the far reaching views across open farmland. Beyond the garden area through a timber gate is an additional area of agricultural land. A particular feature of the property is the outstanding open farmland view.

### Tenure

Freehold. A management company will be formed and owned by all five future property owners to manage the communal grounds, car park area and the drainage treatment plant.

### Services

Mains water, electric and drainage via a shared treatment plant.

### Council Tax

Great Yarmouth Borough Council - yet to be banded.

### Location

Rollesby is a rural village in East Norfolk, located on the A149 just 8 miles North West of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft. The village has a Primary School, village hall and park, a well-stocked farm shop, small business units and a nearby restaurant/cafe situated overlooking the water. Being located in the Norfolk Broads National Park, Rollesby Broad forms part of the collection of smaller interlink broads known as the Trinity Broads. These are perfect for fishing, sailing, birdwatching and remain isolated from the rest of the river system, so very peaceful and tranquil. Rollesby is very close to many coastal villages with great access to the seaside and the miles of beaches for dog walkers and families alike. Favourites include Winterton and Horsey for seal spotting during the winter months.

### Reference

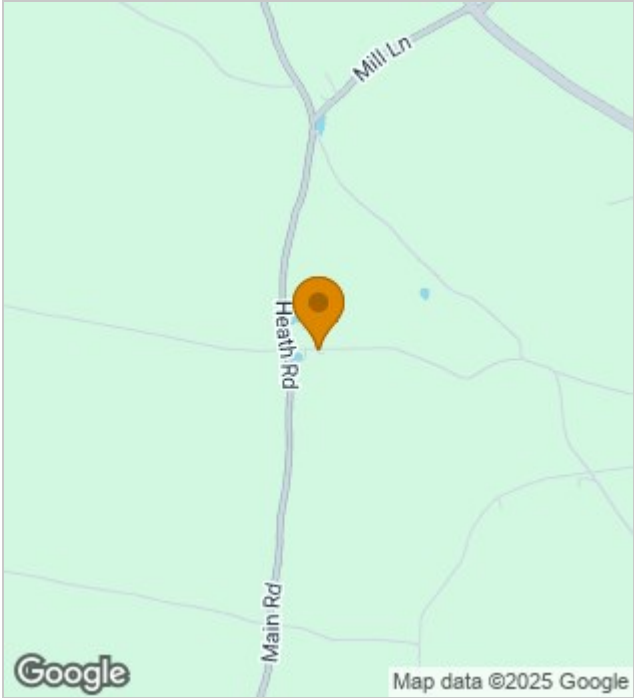
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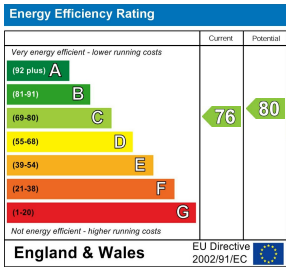
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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