



Back Lane, Rollesby, Great Yarmouth

Guide Price £475,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain
- ✓ Close to Countryside & Norfolk Broads
- ✓ Positioned in Centre of Plot
- ✓ Kitchen Opens to Snug/Dining Room
- ✓ Separate Sitting Room
- ✓ Four Bedrooms Over Two Floors
- ✓ Parking for Multiple Vehicles
- ✓ Wrap Around Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
& WATSON**



IN SUMMARY

NO CHAIN. At the centre of a **GENEROUS PLOT**, this **DETACHED FAMILY HOME** has **UNRIVALLED SCOPE TO EXTEND** (stp) remodel and update the accommodation with more modern finishes. Positioned close to **COUNTRYSIDE WALKS** and **ORMESBY BROAD** it is perfect for those wanting a **QUIET RETREAT** from the hustle and bustle. Stepping inside the entrance hall, **STAIRS TO FIRST FLOOR LANDING** can be found with a door leading into the **SNUG/DINING ROOM** with a **DUAL ASPECT** to front and side. Openings then lead into the **KITCHEN/BREAKFAST ROOM**, inner hall and a door into the **SITTING ROOM** also featuring dual aspect windows. The **KITCHEN** has wall and base level units and **SPACE FOR APPLIANCES** and an island or breakfast table to be added. Finally, to the ground floor there is a **GUEST BEDROOM** with a **SHOWER ROOM**, **CLOAKROOM** and the **OIL FIRED CENTRAL HEATING BOILER**. Upstairs **THREE FURTHER BEDROOMS** can be accessed off landing and an additional **BATHROOM**. Parking is provided to side and gardens wrap around the property.

SETTING THE SCENE

Turning off the Martham Road into Back Lane and following along until the tarmac driveway can be found which services this property and three nearby executive bungalows. With wide opening to the parking area there is ample room for parking of a motor home and a number of vehicles with access provided to both the front and rear hallways.

THE GRAND TOUR

Stepping over the threshold and into the entrance hall, this compact space is sized perfectly to hang coats and boots with a radiator. Immediately in front of you the stairs lead to the first floor, with wood flooring underfoot and a door into the snug/dining room. This room has three windows creating a dual aspect facing to the front and side with room for soft furnishings, a dining table and a pathway through to the kitchen, hallway and separate sitting room. The kitchen has wall and base level units only separated at high level by the extractor fan and window facing to side. Positioned under this window is the stainless steel sink meaning views can be enjoyed when washing up, across the garden. The separate sitting room also has a dual aspect with an open fireplace and retro tiled surround making this a cosy room for an evening in. Off the rear hallway there is a generous storage cupboard, an almost fully glazed rear lobby with brickwork at low level. Access is provided into the shower room and cloakroom with low level W.C, hand wash basin and to one corner the oil fired central heating boiler. Adjacent to the washing facilities is a multi-functional room which would make a perfect ground floor bedroom, home office, or craft room given it has a triple aspect with French doors to rear. Upstairs three bedrooms lead from the landing, all with windows overlooking gardens, carpeted flooring and a few steps away from the family bathroom.

THE GREAT OUTDOORS

Due to its position at the middle of the plot, this home has wrap around gardens with a range of trees, plantings and flowerbeds scattered amongst the lawn. Given that the plot is located near bungalows there is sun to be found in the garden throughout the day and scope to landscape a patio, decking or even have a pond added if required. If the property were to be extended in any direction (stp) there would still be ample gardens for entertaining.

OUT AND ABOUT

Rollesby is a Broadland Village located approximately eight miles from the coastal town of Great Yarmouth. The village offers a Primary School, Village Hall, Public House and Bus Service to Norwich and Great Yarmouth.

FIND US

Postcode : NR29 5EB

What3Words : ///going.redefined.quail

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements