

# MAIN ROAD

## Rollesby, Great Yarmouth NR29 5ER

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS WATSON

- Detached Bungalow & Annexe/Snooker Room
- Approx. 0.21 Acre Plot (stms)
- Over 1430 Sq. ft (stms) in Main Bungalow
- 624 Sq. ft (stms) Detached Games/Annexe Room
- Sitting Room with Wood Burner
- Kitchen/Breakfast Room & Separate Dining
- Two Double Bedrooms
- Non-Estate Setting

#### IN SUMMARY

With over 1430 Sq. ft (stms) within the main bungalow and a SEPARATE 624 Sq. ft (stms) detached GAMES/ANNEXE ROOM, the property occupies a 0.21 ACRE PLOT (stms), with HUGE FLEXIBILITY. Benefiting from a NON-ESTATE SETTING, the property is versatile in its uses and allows for a variety of buyers to use the space to suit their needs. Set back from the road, AMPLE PARKING can be found to front, with access to the integral GARAGE. The accommodation comprises an 18' sitting room with WOODBURNER, 23' KITCHEN/BREAKFAST ROOM, 21' DINING/GARDEN ROOM, two double bedrooms and FAMILY BATHROOM. The GARDENS are mainly lawned with various planting, whilst leading to the GAMES/ANNEXE ROOM which is one open space, with its own OIL FIRED CENTRAL HEATING BOILER, and currently housing a full size snooker table.

#### SETTING THE SCENE

Set back from the road, an expansive brick weave driveway offers ample parking, with a lawned

frontage, screened from the road by high level hedging and brick pillars, whilst benefiting from field views cross the road. Various planting can be found within mature beds, whilst access leads to the garage and main property. The garage is integral to the property with an internal door, up and over door to front, power and lighting.

#### THE GRAND TOUR

A brand new uPVC double glazed entrance door and window lead you into the carpeted hall entrance, which leads to the main reception rooms and bedrooms, whilst two built-in storage cupboards can be found. To your right is the main sitting room, centred on a cast iron woodburner with back boiler, and a large picture window to front. The kitchen/breakfast room is an expansive open plan space with a roof light to the dining area, with space for a table, and a mixture of carpet leading into a vinyl floor where the kitchen begins. With units to both sides, an electric hob and built-in electric double oven are integrated, with space provided for general white goods. An opening leads to the conservatory/dining room, with panoramic views across the garden, roof lights to the ceiling, and space for soft furnishing or dining space. The two double bedrooms lead off the hall, both carpeted and finished with windows to rear. The family bathroom completes the property, with a shower over the bath, tiled splash backs and heated towel rail.



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STARKINGS  
AND WATSON

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and potential buyers are advised to recheck the measurements.

Price:  
[Redacted]



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## THE GREAT OUTDOORS

Heading to the rear, a patio leads from the rear doors, where a covered seating area with artificial lawn can be found. Surrounded by planted bed and borders, hedging and shrubbery leads down the garden, where access takes you to the games room. Currently one large expansive room with its own dedicated oil fired central heating boiler, patio doors face to front, and windows to side. A further brick built shed can be found adjacent.

## OUT & ABOUT

Rollesby is a Broadland Village located approximately eight miles from the coastal town of Great Yarmouth with main road connections to Norwich and Lowestoft with a bus service to both Norwich and Great Yarmouth. The village offers a Primary School, Village Hall, Public House, Park, Farm Shop and Restaurant/café. Rollesby is close to many coastal villages ideal for dog walkers and families alike, with fishing, sailing and bird-watching activities accessed on the Rollesby Broad forming part of the Trinity Broads within the Norfolk Broads National Park.

## FIND US

Postcode : NR29 5ER

What3Words : //womb.reddish.fishnet

## VIRTUAL TOUR

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

## AGENTS NOTE

The property and land is held across two separate land registry title deeds.

## Ground Floor Building 2

GIRAFFE360

Plan is for illustrative purposes only.  
Approximate, not to scale. This floor  
ensures accuracy, all measurements are  
made to every attempt has been made to

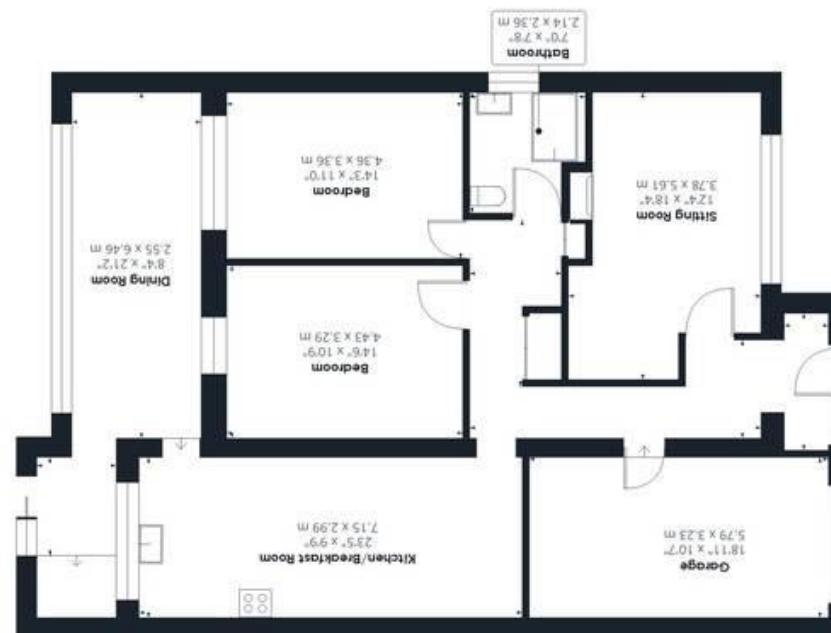
(\*) Excluding balconies and terraces.



## Ground Floor Building 1

191.71 m<sup>2</sup>  
2063.56 ft<sup>2</sup>

Approximate total area



WGRHD ESTATE AGENTS

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