

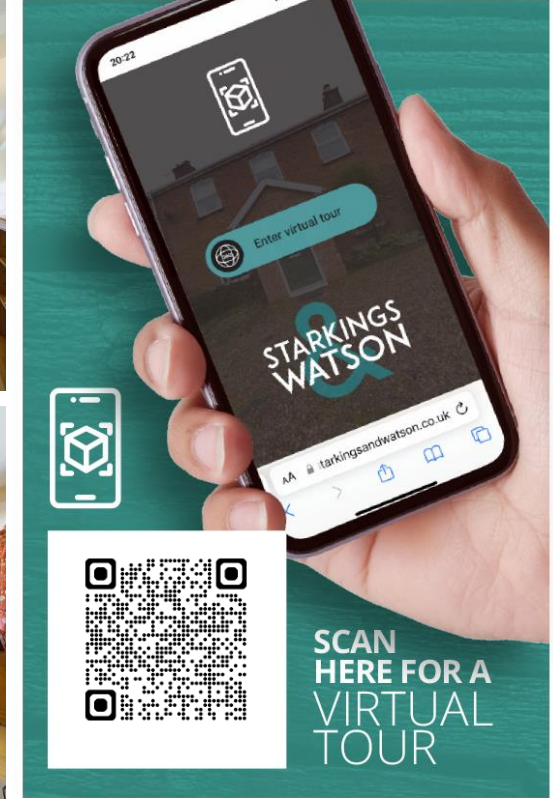
COURT ROAD

Rollesby, Great Yarmouth NR29 5HG

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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- Semi-Detached House
- 26' Open Plan Living Accommodation
- Built in 2008 & Brilliantly Maintained
- Four Double Bedrooms
- Four En-Suite Shower Rooms
- Driveway & Off Road Parking
- Rural Setting with Field Views
- Enclosed Rear Garden

IN SUMMARY

No Chain. Sitting adjacent to OPEN FARMLAND wonderfully within view from the front and rear of the property whilst being tucked down a private track this CHARMING and excellently presented 2008 built COTTAGE extends to just over 1255 Sq. Ft (stms) and offers a SUNNY REAR GARDEN as well as ALLOCATED DRIVEWAY PARKING. The OPEN PLAN living accommodation features a 26 Ft SITTING and DINING ROOM with KITCHEN featuring a range of storage options. Boasting FOUR DOUBLE BEDROOMS each with their own EN-SUITE SHOWER or BATHROOMS all taking advantage of the surrounding FIELD VIEWS via multiple double glazed windows allowing the property to bask in NATURAL LIGHT throughout.

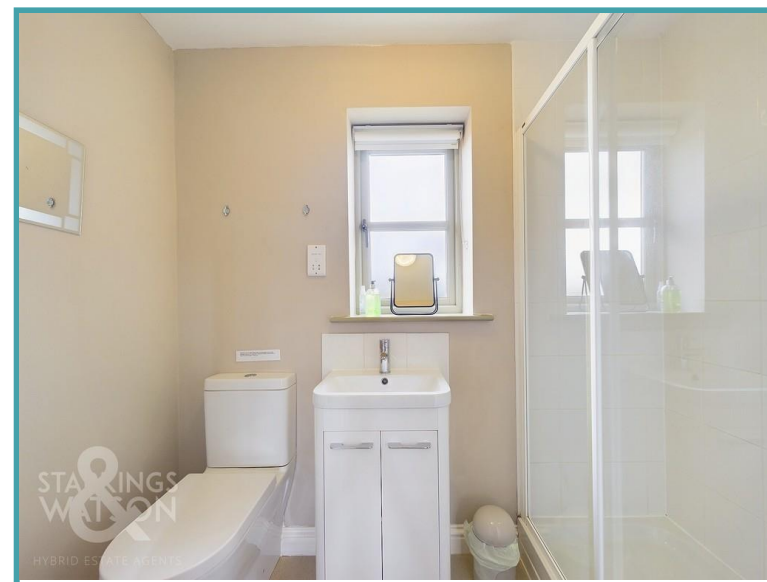
SETTING THE SCENE

The property can be found at the end of a long shingle driveway lined by tall, privacy giving hedges. The driveway opens up where signs can be found mounted clearly marking the parking for the property. The entrance is located towards the hedges in front of the field through a low level timber fence

with a gate leading to the front door with a pitched and tiled awning.

THE GRAND TOUR

Stepping inside you are firstly met with the entrance leading to the stairs for the first floor with the entrance to the main living accommodation to your right. This space is covered with tiled flooring throughout and has multiple double glazed timber framed windows on both the front and rear aspect allowing the space to bask in natural light whilst being heated by oil radiators. A versatile space allowing for creativity when it comes to potential layout of the room giving ample space for a lounge suite and formal dining table leading to the kitchen area with a range of wall and base mounted storage set around complimentary rolled edge work surfaces giving way to under the counter storage for a fridge, freezer and plumbing for a washing machine and dishwasher. Just beyond the French doors leading to the rear garden is the first of the bedrooms, a sizeable dual-aspect space featuring a three piece en-suite shower room with wall mounted heated towel rail. The first floor gives way to three additional bedrooms with the first on your left with built in wardrobes and en-suite bathroom. With views of the farmland ahead, the second bedroom on this floor also boasts built in wardrobes and a three piece en-suite shower room. Finally, the fourth bedroom has a rear facing aspect and en-suite shower room with larger shower cubicle and heated towel rail.



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THE GREAT OUTDOORS

The rear garden immediately gives way to a patio seating area ideal for dining alfresco where you can fully appreciate the peaceful setting of this property. The space then opens into an impressive laid to lawn rear garden with timber fencing and tall hedge borders. Here, there is also a timber gate next to the property leading to the front garden.

OUT & 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 5HG

What3Words : ///guardian.device.paddlers

VIRTUAL TOUR

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

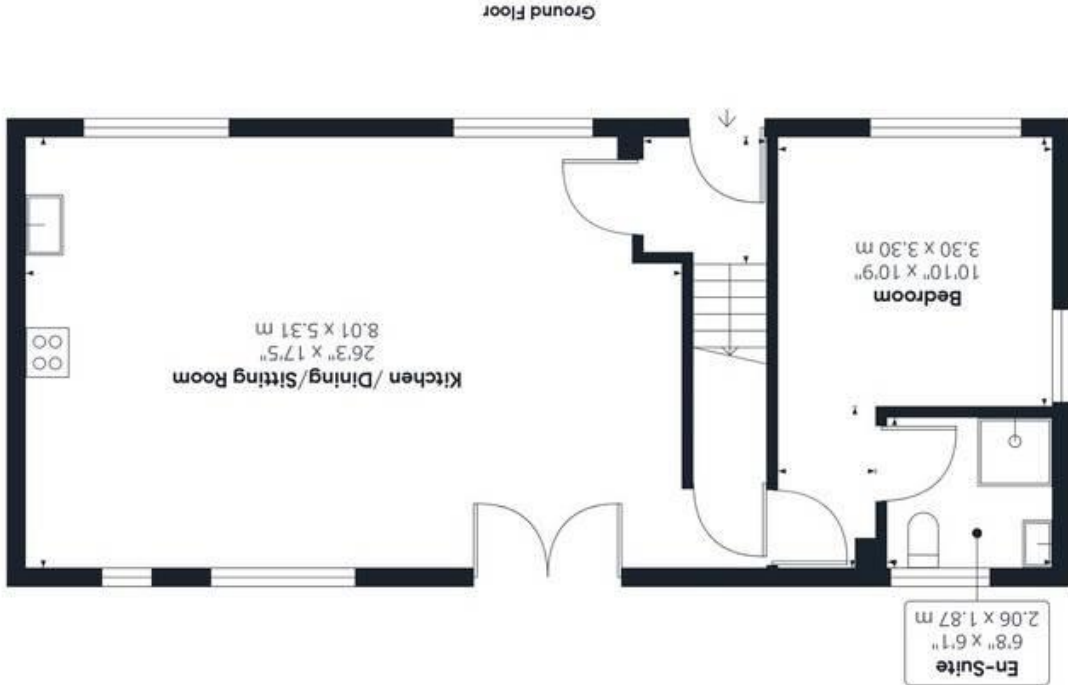
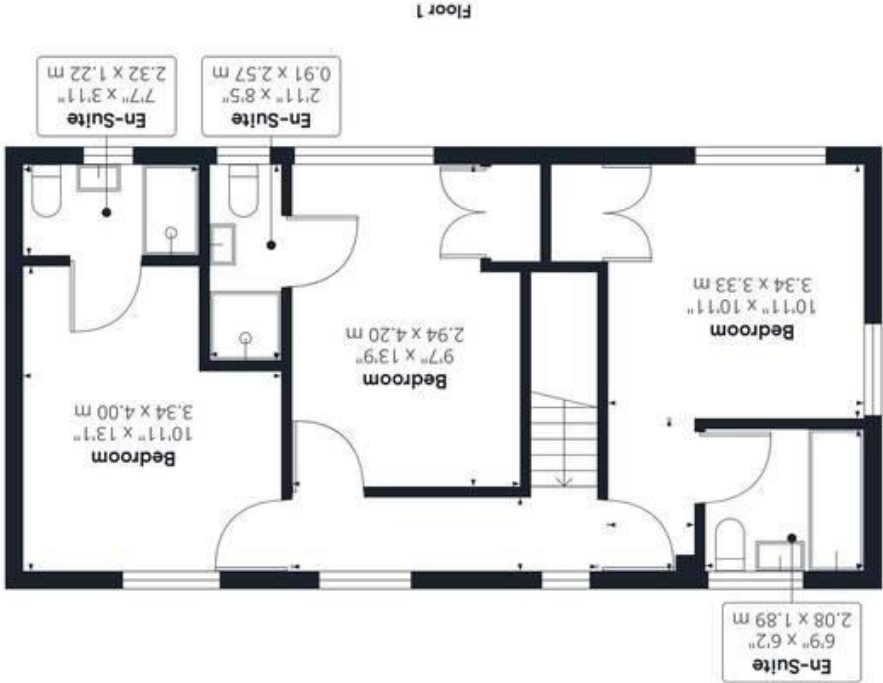
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area^m
1255.06 ft²
116.6 m²

