



## Itll-Do Low Road, Rollesby

£300,000 Freehold

Guide price £300,000-£325,000 This property presents an incredible opportunity to acquire a well-maintained and thoughtfully designed home, offering everything you need on a single floor. Sitting in the small village of Rollesby, down a peaceful road, opposite beautiful countryside fields. With its well-presented interior, convenient layout, and generous size plot, this detached bungalow is sure to appeal to discerning buyers seeking a peaceful and welcoming retreat to call their own.

Council Tax band: C

Tenure: Freehold

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### LOCATION

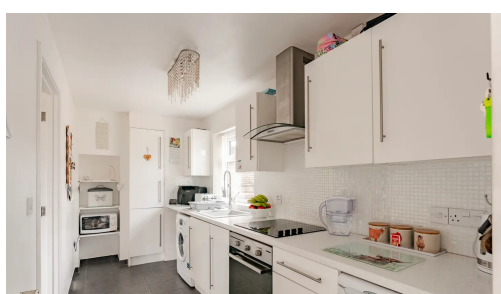
Rollesby is a small Norfolk village, eight miles to the north west of Great Yarmouth on the edge of Rollesby Broad, part of the famous Trinity Broads and linked to Ormesby and Filby Broads. Rollesby is surrounded by woodland and open fields. Martham is just over a mile away and is a large village with a population of approximately 3,000 bordering the southern bank of the River Thurne. The centre has a post office, public house, shops and doctor surgery, public library and schools and is located nine miles north from Great Yarmouth, just over 17.5 miles from the city of Norwich and three miles from the coast.



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## LOW ROAD

Upon arrival is a delightful first impression to detached residence, which continues to impress throughout. The extensive shingle driveway provides off-road parking for all family members and visitors, whilst the garage offers additional secure parking or storage space.

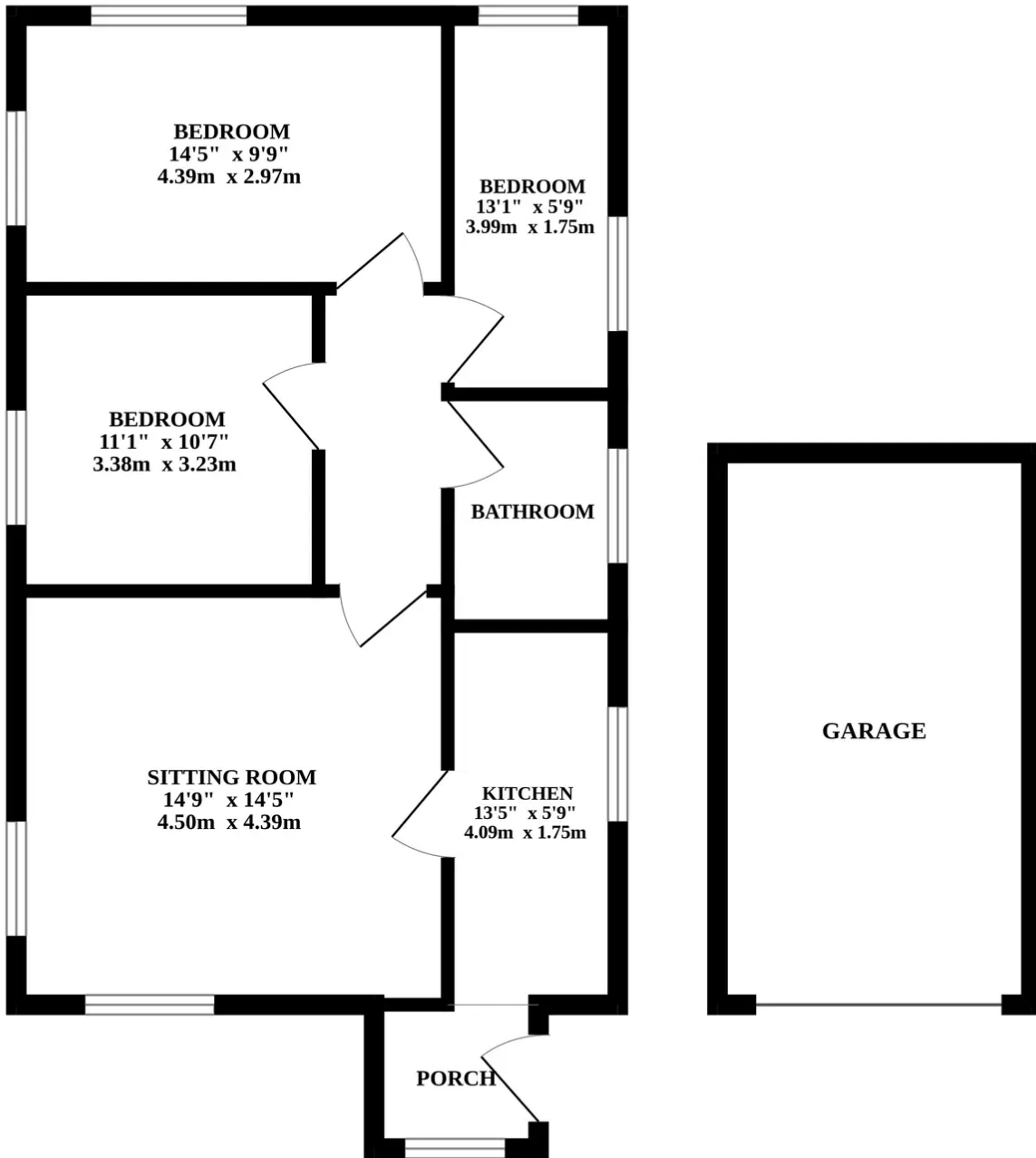
Step inside where you are greeted by a porch, ideal for storing your outdoor wear. The kitchen is well-equipped with fitted units and appliances to be able to cook your favourite meals, offering ample amount of storage space and under-counter areas for your laundry essentials. As you enter the sitting room, you'll immediately feel an abundance of warmth from the log burner. This is where you can showcase your most comfortable furniture and dining set-up, encouraging gatherings with loved ones.

The accommodation comprises three bedrooms, each designed to offer relaxation and privacy. A well-appointed bathroom completes the interior layout, ensuring convenience and comfort for all residents.

Situated on a generous size plot, the property features well-maintained gardens that provide a private and tranquil outdoor space for enjoying the fresh air and sunshine. With the addition of two wooden sheds, ideal for storing your garden equipment and tools. Overall, the rear garden is fully enclosed so you can enjoy in seclusion.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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