



Court Road, Rollesby - NR29 5ET



## Court Road

Rollesby, Great Yarmouth

Offering a WEALTH OF POTENTIAL both inside and out, this END-OF-TERRACE COTTAGE sits on an impressive plot of land measuring approximately 0.34 ACRES (stms) giving this home further development or EXTENSION POTENTIAL to grow the already attractive space. With an already extended ground floor space creating an 18' KITCHEN/DINING ROOM and larger FAMILY BATHROOM, this charming BROADS VILLAGE COTTAGE also offers a SEPARATE SITTING and DINING ROOM with WALK-IN PANTRY and sizeable UTILITY ROOM. The first floor offers THREE BEDROOMS with potential for this to grow where the current owners have already had plans drawn to a TWO LEVEL EXTENSION creating a generous four bedroom home (stp). Externally, the home comes to life creating a tantalising opportunity to either grow the living space or simply to enjoy the outdoors where the current owners have a SECURE PRIVATE GARDEN space directly behind the home and much loved open space used for planting of vegetables, keeping animals and enjoying with family and friends spanning out behind the row of houses where further OFF ROAD PARKING is also offered.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

- End-Of-Terrace Cottage
- Exceptional Potential Both Internally & Externally
- Stunning Plot Measuring Approx. 0.34 Acres (stms)
- Extended Living Accommodation With Potential To Extend Further (stp)
- Separate Sitting & Dining Rooms With Open Kitchen Beyond
- Three First Floor Bedrooms
- Private & Enclosed Garden With Further Land Reaching Out Beyond
- Ample Off Road Parking & Easy Access To Land Behind The Home

Rollsby 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.



## SETTING THE SCENE

The property is set back from the street where a row of cottages presents itself to the right hand side. The home sits to the very right of this row of cottages with a large lawn frontage creating potential for off road parking or simply to create a sizable front lawn. To the left hand side off the row of cottages, a well worn track leads you towards the further plot of land towards the rear of the property, again giving further potential for a garage or parking facilities (stp).

## THE GRAND TOUR

Once inside, a porch style entrance is the first place to greet you before heading into the remainder of the home. Whilst the first living space currently functions as a ground floor bedroom, this space primarily would be used as the sitting room with separate dining room sat behind. All carpeted flooring adorns the floor and the large open floor space makes this room conducive to a potential layer of soft furnishings. Sat just beyond this is what has now become the sitting room complete with an exposed red brick fireplace housing a cast iron wood burning fire. This room is laid with tiled flooring and flows freely into the kitchen making it the ideal dining room setup.

Sat just beyond this and courtesy of a historic extension, the property now boasts an impressive 18' kitchen and dining room extension where currently base mounted storage units work in conjunction with a sizable walk in pantry and utility room offering a multitude of storage potential within this space. A set of uPVC double glazed doors sit at the very rear of the home opening into the first private garden space whilst the ground floor bathroom sits just off from the kitchen. Being generous in size again courtesy of the historic extension offering both a shower and bath with tall modern heated towel rail and double glazed frosted window to the outside.

The first floor landing splits in both directions to allow access into all three of the bedrooms with the larger coming at the very front of the property. Being an impressive and open size, this room is more than capable of hosting a double bed with further softer furnishings while some of the bedroom sits to the opposite side of the split landing where the third bedroom is found just off from this down a gentle step and overlooking the rear garden beyond

## FIND US

Postcode : NR29 5ET

What3Words : ///motivates.weeds.earth

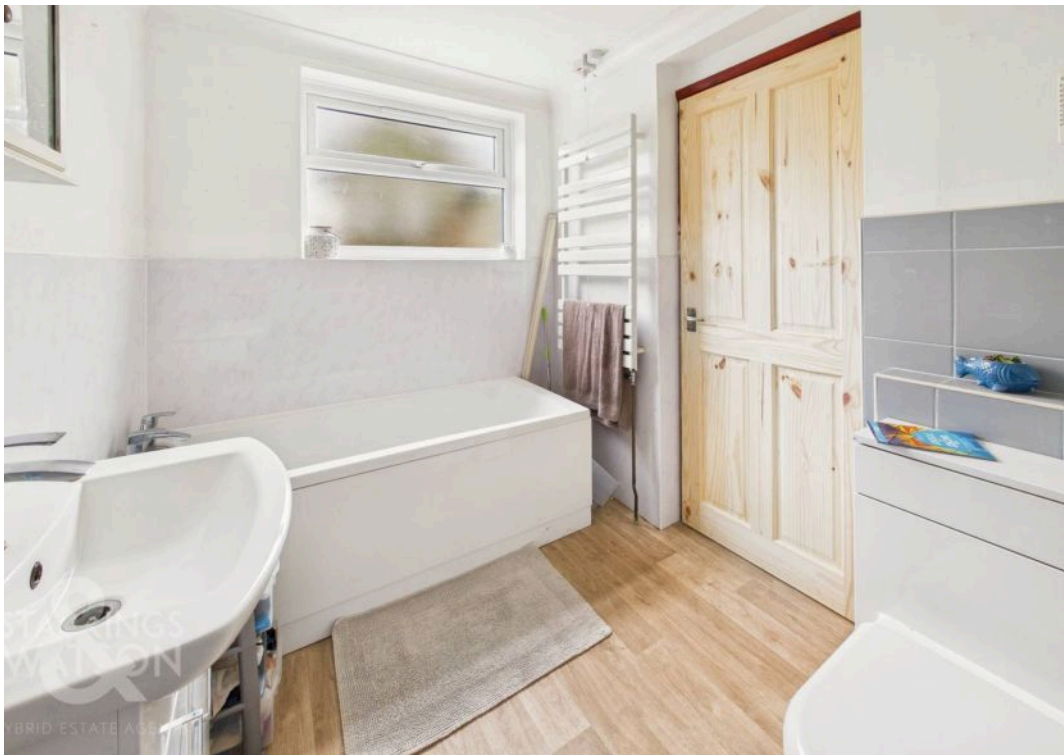
## VIRTUAL TOUR

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

## AGENTS NOTES

The owners have previously explored plans to extend the home over two floor to create a substantially bigger home which they would be happy to show prospective buyers For more information regarding this, please speak to our sales team.



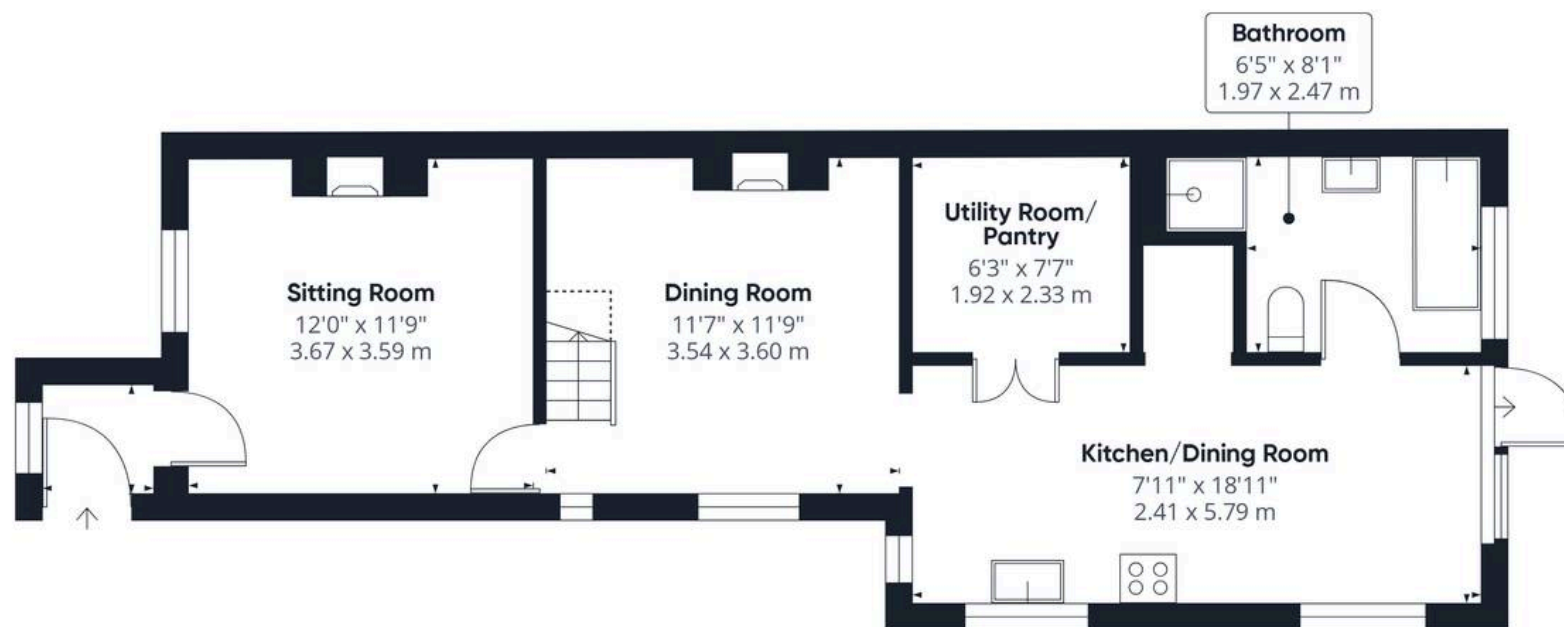




## THE GREAT OUTDOORS

The property comes to life as you exit from the kitchen where initially a small flagstone patio currently houses a timber summer house with timber panel fencing running to both sides and the rear of this garden space fully enclosing it and making it private. To the left the property opens up to reveal a multitude of potential where open green lawn space creates room for further parking and linking back to the front of the home where the owners currently keep chickens and have space for planting fruits and vegetables, leaving this open for a potential choice of uses to suit any buyer.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

875 ft<sup>2</sup>

81.4 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: 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.