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The Oaks
Rollesby Road
Martham



A BEAUTIFUL DETACHED RESIDENCE FULL OF CHARM AND CHARACTER, THAT OCCUPIES A PRIVATE PLOT WITH WRAPAROUND GARDENS

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The Oaks, 26 Rollesby Road, Martham, Norfolk NR29 4SW

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RECEPTION HALLWAY

Traditionally styled double glazed door to front with stained glass window over; stairs to first floor landing; understairs storage cupboard.

SITTING ROOM

Sash windows to front and side aspects with shutters; dado rail, picture rail, cornice and ceiling rose; feature tiled fireplace with decorative tiled hearth, wooden surround and mantel.

STUDY

Stained glass internal window.

BREAKFAST ROOM/SNUG

Sash window to side with shutters; dado rail, picture rail, cornice and ceiling rose; feature fireplace with inset multi fuel burning stove, tiled hearth, wooden surround and mantel.

DINING/SITTING ROOM

Sash windows to front and side aspects with shutters to front window; dado rail, picture rail, cornice and ceiling rose.

KITCHEN

Fitted with a range of wall and base units with square edge worksurfaces over; tiled splashbacks; inset stainless steel single drainer sink with mixer tap; larder cupboard with drawers below; integrated freezer, fridge and dishwasher; space for five ring range cooker with cooker (bottled gas) hood over; glass fronted dresser unit with display shelving and internal lighting; three UPVC double glazed windows to rear.







REAR LOBBY

UPVC double glazed entrance door to rear; loft access; tiled flooring.

UTILITY ROOM/CLOAKROOM

Fitted with a range of wall and base units with roll edge worksurface over; inset stainless steel single drainer sink with mixer tap; plumbing for automatic washing machine; space for tumble dryer; low level wc; fully tiled walls; UPVC double glazed window to rear.

LANDING

Split over two levels; sash window to front; dado rail, picture rail, cornice and ceiling rose; loft access; built in airing cupboard.



PRINCIPAL BEDROOM

Sash windows to front and side aspects; fitted furniture including dressing table, drawers, wardrobes and vanity sink unit with drawers under.

BEDROOM TWO

Sash window to front aspect; substantial fitted wardrobe unit.

BEDROOM THREE

Sash window to side; dado rail.

BEDROOM FOUR

Sash window to side.

BATHROOM

Fitted with a white suite comprising of a low level wc; vanity wash hand basin with mixer tap and storage cupboards; freestanding slipper style bath with mixer tap and hand shower attachment over; walk in shower cubicle with bifolding door, aquaboard wall coverings and wall mounted shower unit with soaker and hand attachments; tiled splashbacks; extractor fan; UPVC double glazed window to rear; heated towel rail radiator.

EXTERNAL

To the outside front of the property is a garden area laid mainly to lawn with an array of mature trees, shrubs and flowers. A substantial shingled driveway provides ample off road parking and access to the front door with lighting via a traditional London lamppost. The garden continues to the side providing further driveway parking space, lawned area with compost and wood store areas.

STUDIO with stable door to side, windows to front, side and rear aspects, power, light, loft access and wooden flooring. Also with a fruit and vegetable garden with an array of trees and bedded areas To the rear is a further substantial garden area laid mainly to lawn with established hedging, well stocked borders with mature shrubs,





landscaped shingled area with glass fronted fish pond, block paved seating area with pagoda and summerhouse. A block paved area provides a further parking area and access to the rear of the property with lighting and water tap and gives access to the garage,

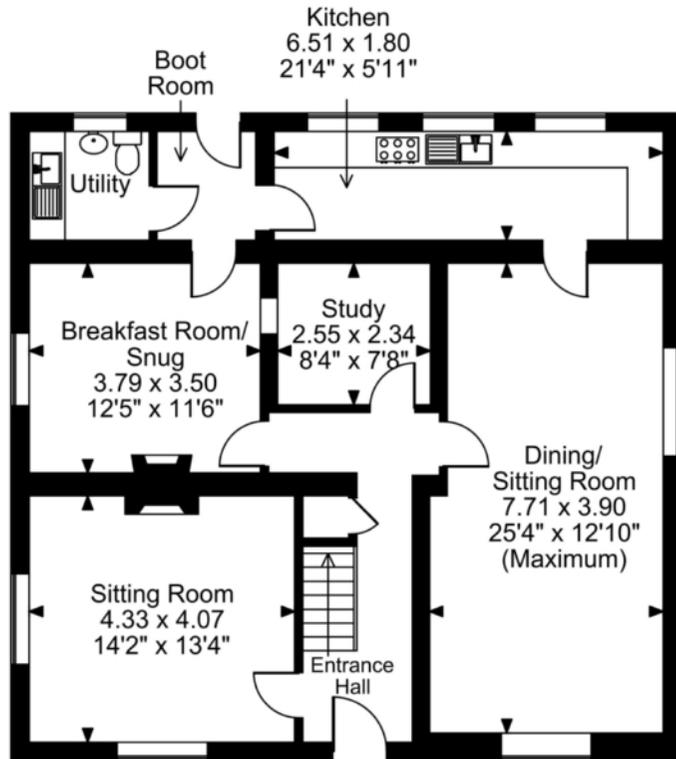
GARAGE of brick and tile construction with biomass boiler, windows to side and front aspects, bifolding door, power and light.



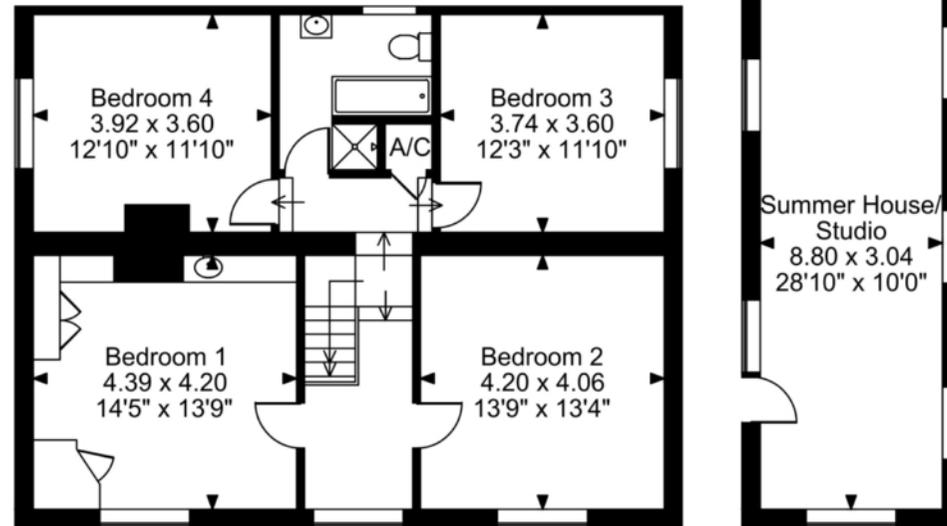
WORKSHOP with double doors to side and windows to side and front aspects. With covered seating area, potting shed and utilitarian area for material storage, composting, bin store and pond filtration system with further double vehicle access gates.



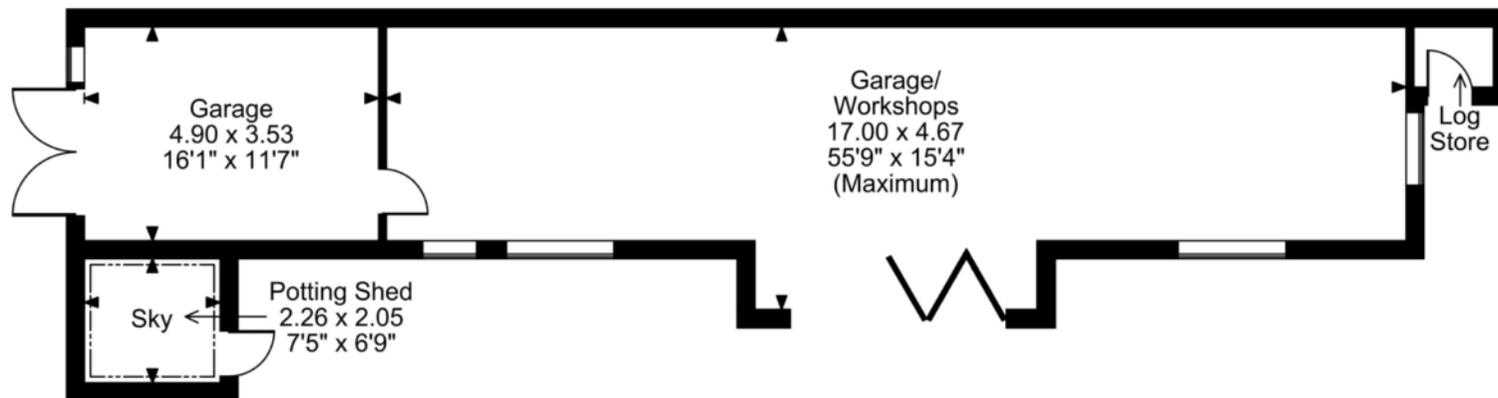
Rollsby Road, Martham, Great Yarmouth



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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£650,000

This elegant residence dates back to 1854 and is full of charm and character. The present owner has been meticulous in the up keep of the home, and is presented in immaculate order. The accommodation is generous and comprises:- a large reception hallway, sitting room, 25ft sitting/dining room, breakfast room, study, kitchen, utility room/cloakroom, four double bedrooms and family bathroom. Externally the property offers large private wraparound gardens, a brick built triple garage and detached studio.



EPC Rating: E
Council Tax Band: F
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

01603 221797

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William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF

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