



Rollesby Road, Fleggburgh - NR29 3AR



Rollesby Road

Fleggburgh, Great Yarmouth

Step inside to this extremely VERSATILE DETACHED HOME with living accommodation reaching a little over 4100 Sq. Ft (stms) including a main residence, one bedroom flat, two bedroom SELF-CONTAINED ANNEX and separate one bedroom self contained annex making this home ideal for those seeking multi-generational living spaces or with busy families! An attractive décor is split across a total of SEVEN RECEPTION ROOMS, including an all OAK KITCHEN flowing into the DINING ROOM with an OPEN PLAN feel, 23' sitting room and sun room with internal cooking fire, perfect for entertaining family and friends. With a total of SEVEN BEDROOMS split across all accommodation spaces sharing a total of FIVE BATHROOMS, this expansive family home offers the ability to be creative with the space on offer with AMPLE OFF ROAD PARKING and a DOUBLE GARAGE all within a peaceful RURAL SETTING just a short distance to the Norfolk Broads and coastline of golden sand beaches.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Versatile Detached House
- Over 4100 Sq. Ft Of Living Accommodation (stms)
- Seven Bedrooms Across Three Dwellings
- Seven Reception Rooms
- Five Bathrooms In Total
- Perfect For Multi-Generational Living
- Rural Village Setting Close to The Beach and Sea
- Ample Off Road Parking & Double Garage

Fleggburgh is a sought after semi-rural village providing easy access to road links for Norwich City and Great Yarmouth. Located within the village is an active village hall, doctors surgery, primary school, country lanes for walking enthusiasts and a very popular village pub/restaurant.

SETTING THE SCENE

The property can be found set back from the street with a low level brick wall bordered by well maintained mature shrubs and hedges with timber fencing giving way to an opening which leads you to a large brick weave driveway with extended shingled driveway in front of the home for the parking of multiple vehicles. An electric roller door sits on the garage with an extended porch and awning space in front of the home. To the right of the home, a walkway takes you to the separate access for the flat above the garage with gates taking you into the rear garden.



THE GRAND TOUR

All hardwearing wooden flooring initially greets you in the central lobby which presents the perfect space to slip off coats and shoes before heading to the rest of the home. Immediately to your right is a home office space with double front facing aspect and bay fronted window. The space could be versatile in its use as a family room or playroom also if desired. Directly opposite this is the generously sized sitting room measuring an impressive 23ft in length. This bay fronted living area also backs onto the garden with sliding doors into a small conservatory style area and offers a large conventional floor space conducive to the choice of potential layouts of soft furnishings. Nestled within the corner of this room is a lift which takes you directly into the main bedroom suite. Back into the lobby and heading forwards you will find yourself in a free flowing open plan style living area formed of the dining room and kitchen. Bespoke floor to ceiling storage has been added by the current owners with attractive décor throughout. The space opens to offer ample room for a formal dining table with the kitchen sitting just beyond featuring a wide range of wall and base mounted storage units with extended work surfaces creating breakfast bar seating in the island in the kitchen and uPVC double glazed French doors opening into the rear garden patio and allowing natural light to flood into this space. Just off from the dining area is a bespoke finished and versatile sunroom. The vendors currently use this as a secondary entertainment area with French doors into the rear garden and large red brick chimney currently housing a fire giving extra cooking facilities. To the front of the property there is a personal door access taking you into the large double garage with electric roller doors to the front. Just off from the sun room is the ground floor two bedroom annex space with sitting room to the front of the property, housing a dual facing aspect into the rear garden and walk in shower room nestled to the very rear with all non slip flooring, predominantly tiled surround and vanity storage. Two double bedrooms can be found in the space, one immediately as you enter to the right and another to the rear of the property at the left.

The first floor landing splits to allow access to all living accommodation in the main residence as well as offering a walk through to the one bedroom flat sat above the garage. Separate side access for this space also comes to the right of the home where a set of stairs will take you into the flat. Heading to the front of the home, an extended landing space is fitted with solid wooden flooring and can be utilized in many different ways, however is perfectly fashioned as a snug reading nook or additional study space. Through from here is an additional hallway with built in storage and access door taking you directly into the flat above the garage. Just off from the landing is the main bedroom suite, very generous in its size featuring an open plan feel with 13' dual front facing bedroom opening into a 19' dressing room complete with a wide range of floor to ceiling storage. The space also comes with the added benefit of an en-suite bathroom again fitted with solid wooden flooring, attractive decorative panelling and roll top bath sat next to the lift which takes you down to the sitting room.

The main bathroom suite comes just off from the stairs, again a generously sized space. This room currently houses a four piece bathroom suite with large corner shower units, wall mounted radiator and ample room for vanity storage. Heading down the split landing you will find yourself towards the rear of the home where an additional two double bedrooms can be found. The slightly smaller to the left hand side with views into the rear garden out of the uPVC double glazed window with radiator below and larger double bedroom sat adjacent leaving ample room for a large double bed again with views into the rear garden.

The flat sat above the garage offers an open plan formal living space with the dual facing aspect formed of the kitchen and sitting area with built in storage and ample wall and base mounted storage units. A large double bedroom sits towards the front of the property with shower room sat directly behind and stairs taking you to the outside of the home. Nestled in the far corner of the property is yet another versatile living space which could potentially be utilized as a separate self contained annex home workspace or entertainment area where a large sitting room can be found with double bedroom sat to the left and predominantly tiled shower room to the right hand side.

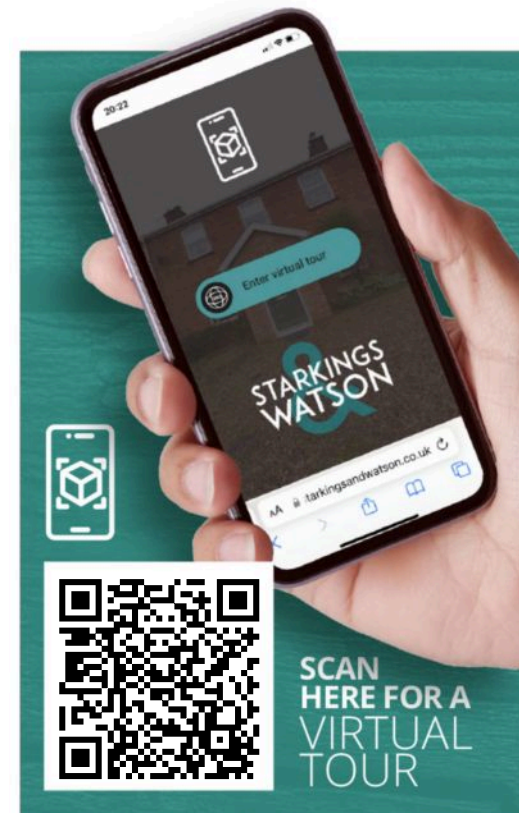
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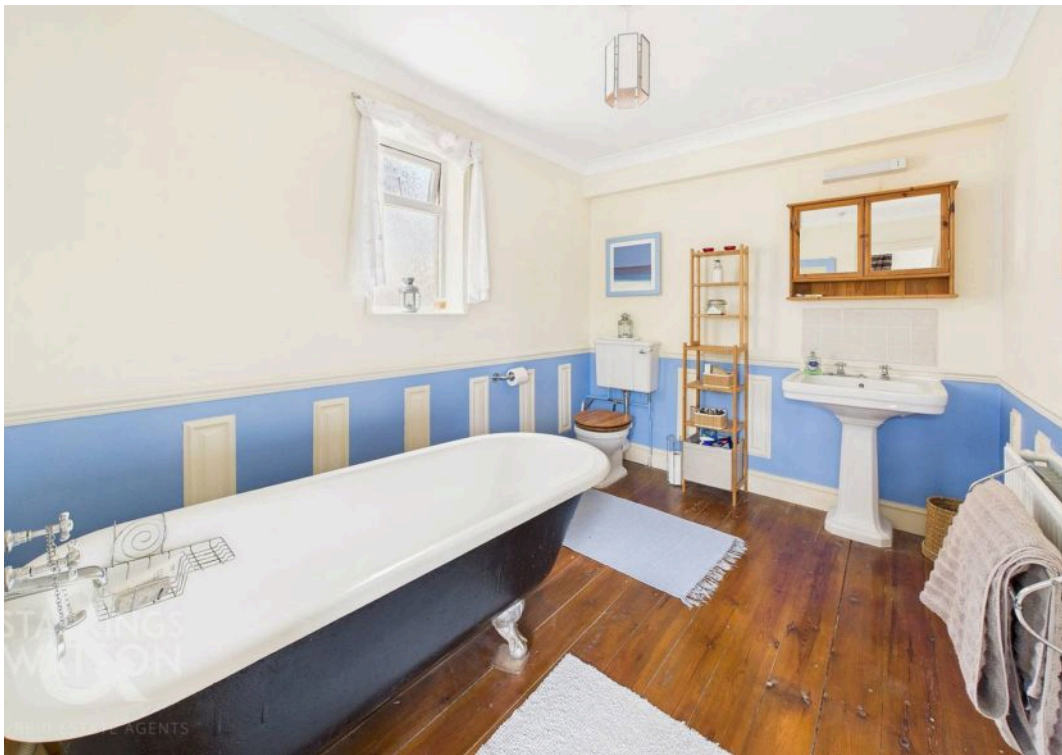
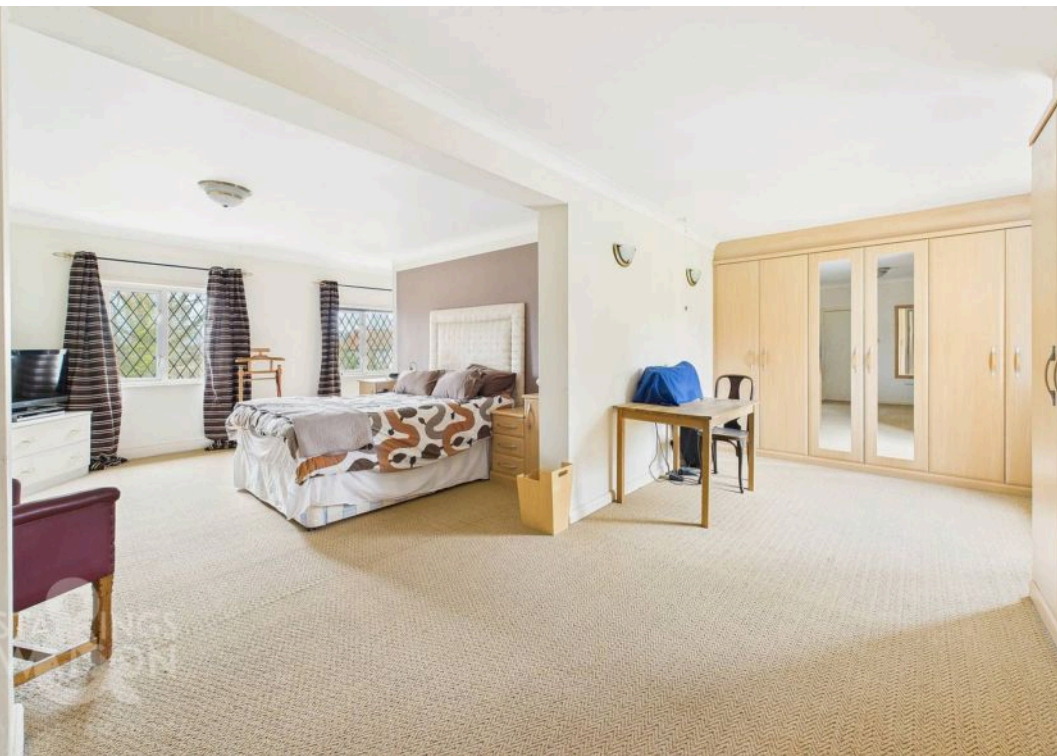
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What3Words : ///encodes.casual.snowy

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is fully enclosed and well manicured offering a flagstone patio area bordering the home from side to side taking onto a raised lawn garden complete with mature shrub and tree borders adding both colour and privacy to the garden space creating an attractive and welcoming setting to enjoy with friends and family.





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

4145.07 ft²

385.09 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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