



Rollesby Road, Martham - NR29 4SW

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Rollesby Road

Martham, Great Yarmouth

This EXTENDED and EXPANSIVE DETACHED property built in the Georgian period boasts some 2967 Sq. ft (stms) of accommodation. Situated on a GENEROUS 0.39 Acre Plot (stms) in the heart of MARTHAM, this home includes INCOME GENERATING SOLAR PANELS and multiple OUTBUILDINGS, with immaculately maintained and mature WRAP-AROUND PRIVATE GARDENS. The accommodation comprises a HALL ENTRANCE, dual aspect SITTING ROOM, STUDY with a further 24' FAMILY ROOM leading to the fully fitted KITCHEN, rear PORCH, UTILITY/W.C and DINING ROOM - complete with a WOODBURNER. The first floor boasts a generous GALLERIED LANDING leading to FOUR DOUBLE BEDROOMS and FOUR PIECE FAMILY BATHROOM.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended & Improved Detached Georgian Home
- Occupying a 0.39 Acre Plot (stms)
- Over 2,967 Sq.ft (stms)
- Dual Aspect Formal Sitting Room
- 24' Dining/ Family Room, Separate Breakfast Room & Study
- Four Double Bedrooms
- Multiple Outbuildings
- Income Generating Solar Panels

The East Coast village of Martham offers a wealth of local amenities including shops, schooling, doctors surgery and a library. Regular bus links provide access to the nearby town of Great Yarmouth, whilst excellent road links provide access to the A47. Sandy beaches can be found at Winterton approximately three miles distant. The village retains part of its traditional charm with village green and pond and borders the Norfolk Broads National Park.

SETTING THE SCENE

Approached from the road through gated access to the generous shingle driveway following to the front of the property where the stained glass main entrance can be found.



THE GRAND TOUR

Stepping inside, the sense of immediate space is abundant with light walls and tall ceilings. The hallway, featuring carpeted flooring that extends up the staircase to the first floor, provides a welcoming introduction. To the left, the first reception room, currently used as a sitting room, enjoys a dual aspect with two substantial sash windows complete with original wooden shutters. Period features are found, including high-level covings, dado rails, and an inset fireplace with a wooden mantelpiece. At the end of the hallway, a practical study space offers wood flooring and a stained-glass window providing borrowed light from the breakfast room. The breakfast room itself overlooks the private garden and features a further inset multi fuel woodburner set on a tiled hearth beneath a wooden mantelpiece. The final reception room, spanning an impressive 24 feet, also benefits from a dual aspect, carpeted flooring, and creates an inviting social or living area. To the rear of the property, the contemporary kitchen features wood effect vinyl flooring. A comprehensive range of floor base storage cupboards, complemented by plentiful wood-finish work surfaces with tiled splashbacks, offers extensive storage and preparation space. Three uPVC double-glazed windows ensure the room is well-lit. Space is provided for a large 'range style' cooker beneath an extractor, with a tiled splashback for ease of cleaning. Bottled gas for cooking is piped into the kitchen and bottle gas store is in the back garden with wooden screen. A stainless steel sink with a drainer and mixer tap is positioned below the central window. Adjacent to the kitchen, a rear porch with tiled flooring and a uPVC double-glazed door leads to the garden. Next to the porch is a ground floor W.C/ utility room, featuring floor-to-ceiling tiling and under-counter space for appliances.

Ascending the carpeted staircase, the generous gallery-style first-floor landing is set on two levels and offers a versatile space with loft access above and an airing cupboard. Four double bedrooms are located off this landing. The 14-foot principal bedroom is light and airy, benefiting from a dual aspect and numerous fitted storage units. The second bedroom, situated opposite, also includes fitted storage, carpeted flooring, and a radiator. The remaining two double bedrooms both feature large sash windows, carpeted flooring and radiators. Completing the accommodation, the centrally located family bathroom, accessed from the landing, features an inset glass-enclosed shower cubicle to the immediate right. This room has a contemporary feel with a grey under-sink and wall-mounted vanity unit. White tiled half-height splashbacks surround the room, and a wall-mounted designer radiator, doubling as a heated towel rail, is positioned next to the sink. A freestanding bath and wood flooring complete the space.

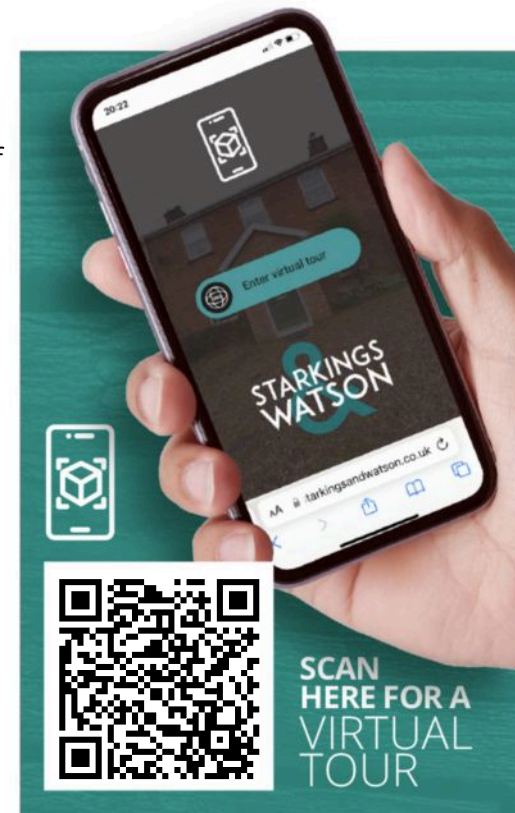
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VIRTUAL TOUR

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

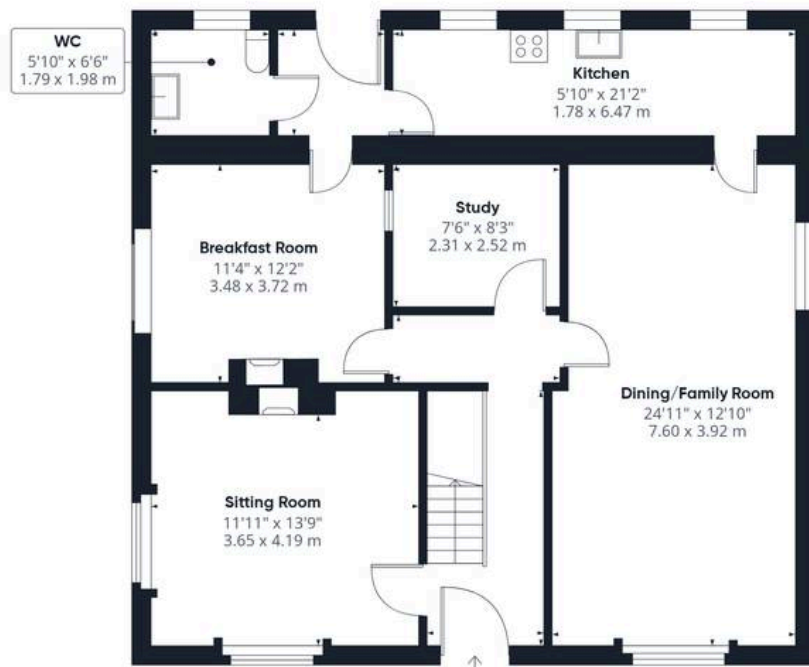




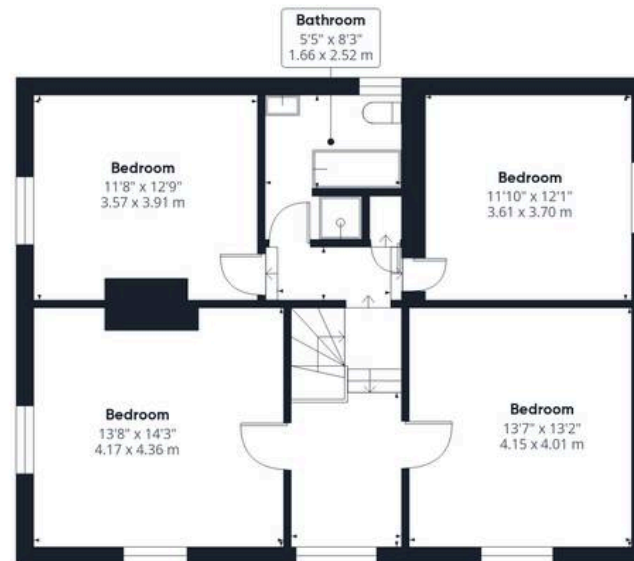


THE GREAT OUTDOORS

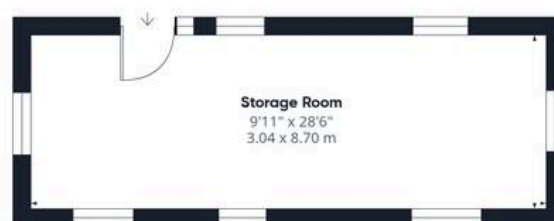
Set within a generous plot, the property is enveloped by private gardens. A shingle driveway extends from the gated entrance, sweeping around the front and side of the residence. The frontage is primarily laid to lawn, enhanced by a wide variety of mature shrubs and well-established trees, with a picket fence defining the front boundary. To the right of the entrance, the first substantial outbuilding presents an ideal studio space, bordered by well-maintained greenery that serves as an orchard. A tall brick wall along the boundary ensures privacy. To the rear of the property, a practical wooden latch and brace gate provides access to the pathway. Adjacent to this, the second outbuilding functions as extensive storage and a garage, with further driveway and gated access beyond. The rear garden features a shaded seating area situated on the expansive patio. A shingle walkway, bordered by mature shrubs, leads to a glass-sided fish pond. The remainder of the garden is colourfully and beautifully landscaped, with tall surrounding hedges ensuring complete privacy, and a wooden constructed covered seating area designed to enjoy the garden's vista.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2967 ft²

275.7 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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