

Aldreds
Estate Agents



Justins Main Road, Rollesby, Great Yarmouth, NR29 5ER

£350,000





Justins Main Road

Rollesby, Great Yarmouth, NR29 5ER

- Detached bungalow
- Non estate location
- Spacious driveway parking and garage
- Extended accommodation
- Popular Broadland village
- Two double bedrooms
- Generous secluded gardens
- 6.15m x 9.18m games room with full size snooker table
- Oil fired central heating
- Early internal viewing highly recommended!

Aldreds are delighted to offer this detached bungalow situated in a pleasant non-estate position within the popular Broadland village of Rollesby. This spacious extended bungalow offers accommodation including an entrance hall, lounge, kitchen/diner, garden room, two bedrooms and bathroom. The property offers oil-fired central heating, uPVC sealed unit double glazed windows, spacious driveway parking, and generous matured gardens. A particular feature of the property is the brick built 9m x 6m games room located within the rear garden housing a full size snooker table. This building is independently heated and offers potential and scope for a number of other uses. Early internal viewing is highly recommended to appreciate this spacious property with much potential.

£350,000



Entrance Hall

A part obscure glazed entrance door with glazed side panel with entrance area with wall mounted convecting heater, tiled flooring, inner hall with power points, telephone point, thermostat, radiator, airing cupboard with radiator, cloaks cupboard, doors leading off.

Lounge 18'4" reducing to 15'5" x 10'9" increasing to 12'4" (5.61m reducing to 4.72m x 3.28m increasing to 3.76)

Window to front aspect, tiled fireplace surround with a wood burning stove, wall lighting, power points, two radiators, television point.

Kitchen/Diner 23'3" x 9'10" increasing to 10'7" (7.11m x 3m increasing to 3.25m)

A range of fitted kitchen units with rolled edge work surfaces and tiled splash backs, stainless steel sink drainer with mixer tap, integrated electric double oven and extractor, plumbing for washing machine, two radiators, wall lighting, doorway giving access to;

Garden Room 21'3" x 8'3" (6.48m x 2.54m)

With windows to rear aspect (sealed unit double glazed with additional triple glazed panels), two roof lights, wall lighting, power points, television point, radiator and open access to;





Rear Lobby Area

Glazed sliding doors giving access to garden, radiator, power points, roof lights.

Bedroom 1 14'5" x 10'10" (4.4m x 3.32m)

Rear inward facing window, radiator, power points.

Bedroom 2 14'5" x 10'9" (4.4m x 3.3m)

Rear inward facing window, radiator, power points.

Bathroom

Obscure glazed window to side aspect, part-tiled walls, panelled shower bath with electric shower over, hand wash basin within a fitted storage unit, low level WC, radiator, shavers point, heated towel rail.

Garage 18'11" x 10'5" (5.77m x 3.19m)

Access via service door from hallway with a front facing up and over door, power and lighting, oil-fired boiler for hot water and central heating and vented hot water cylinder.

Directions

From our Aldreds Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick and into Rollesby where the property can be found a short way along on the left hand side just beyond the left turn junction to Martham Road and the Horse and Groom public house on the right, located by our FOR SALE board.



Outside

The property sits within a generous plot, with gardens to front and rear. The property is approached by vehicular access via a spacious brick weaved driveway providing ample parking and turning space for a number of vehicles, and ideal for those looking for boat or caravan/motorhome storage space. The driveway leads to the adjoining single garage. The front garden is predominantly laid to lawn with a variety of well-stocked shrubbery and planting to borders with closed board panelled fencing to boundaries. Access to the side of the property to a delightful enclosed rear garden, beautifully landscaped with a variety of mature shrubbery and planting and laid to lawn. To the bottom of the garden is a brick built workshop and the games room.

Games Room 20'2" x 30'1" (6.15m x 9.18m)

A spacious detached, brick built building lending itself to a number of possible uses, with glazed sliding patio doors to front aspect, two side facing windows, wall lighting, independent central heating system with oil fired boiler, four radiators and a full size snooker table.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Rollesby is a rural village in East Norfolk, located on the A149 just 8 miles North West of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft. The village has a Primary School, village hall and park, a well-stocked farm shop, small business units and a nearby restaurant/cafe situated overlooking the water. Being located in the Norfolk Broads National Park, Rollesby Broad forms part of the collection of smaller interlink broads known as the Trinity Broads. These are perfect for fishing, sailing, birdwatching and remain isolated from the rest of the river system, so very peaceful and tranquil. Rollesby is very close to many coastal villages with great access to the seaside and the miles of beaches for dog walkers and families alike. Favourites include Winterton and Horsey for seal spotting during the winter months.

Reference

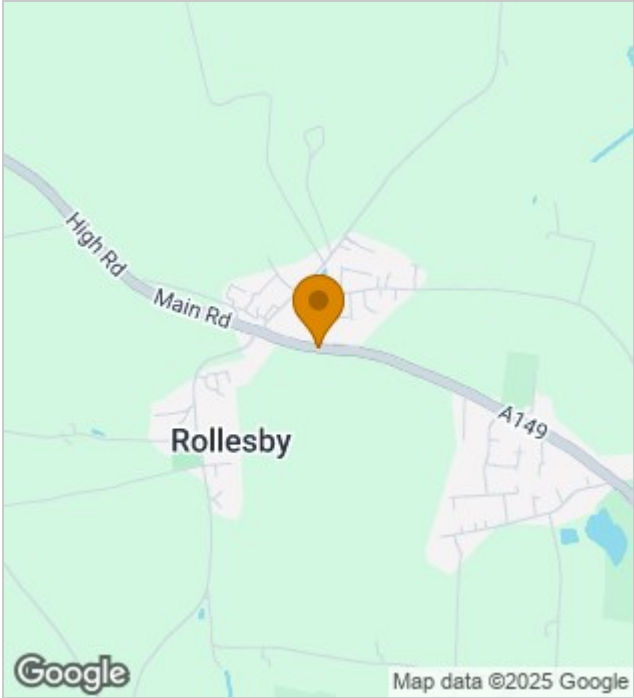
S9738/PJL



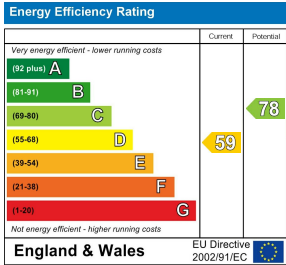
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.