

**Aldreds**  
Estate Agents



Pipers Martham Road, Rollesby, NR29 5DR

£500,000









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# Pipers Martham Road

Rollesby, Great Yarmouth, NR29 5DR

- Spacious Detached House
- Generous Accommodation Throughout
- Three Receptions, Study & Conservatory
- Well Maintained Enclosed Gardens
- Double Garage
- Pleasant Non Estate Position
- Four Bedrooms - One En-Suite
- Oil Fired Central Heating
- Spacious Driveway Parking
- No Onward Chain

Aldreds are pleased offer this substantial four bedroom detached house, situated in a pleasant non estate position within the popular Broadland village of Rollesby. Presented in excellent order throughout with scope for modernisation, this spacious family home offers accommodation including an entrance porch, hallway, three generous receptions, conservatory, kitchen/breakfast room, utility room, study, four first floor bedrooms, one en-suite and a family bathroom. The property offers oil fired central heating, spacious driveway parking, a detached double garage and a nicely enclosed rear garden. Now offered with no onward chain, early internal viewing is highly recommended to appreciate.



## Entrance Porch 7'7" x 5'7" (2.33m x 1.71m)

Glazed entrance door with glazed side panel, windows to front and side aspects, inset LED ceiling lighting, power points, glazed door giving access to;

## Hallway

Stairs to first floor landing, cloaks cupboard, radiator, power points, telephone point, doors leading off;

## Shower Room

Obscure glazed window to rear aspect, low level w.c., pedestal hand wash basin, tiled shower cubicle.

## Kitchen/Breakfast Room 13'11" x 12'7" reducing to 8'3" (4.25m x 3.85m reducing to 2.53m)

Window to rear aspect, radiator, wall lighting, a range of fitted kitchen units with work surface and tiled splash back, stainless steel double sink drainer with mixer tap, plumbing for dishwasher, space for range cooker, extractor, telephone point, door giving access to;

## Side Hall

Part glazed door to garden, cupboard housing oil fired boiler for hot water and central heating, doors leading off;







### Utility Room 7'1" x 6'10" (2.17m x 2.09m)

With a range of fitted units with rolled edge work surface, stainless steel sink with tiled splash back, plumbing for washing machine.

### Study 6'2" x 5'1" at max (1.9m x 1.55m at max)

Window to side aspect, radiator, fitted shelving, power points.

### Sitting Room 13'11" x 12'0" reducing to 9'5" (4.25m x 3.66m reducing to 2.88m)

Window to front aspect, radiator, power points, television point, wall lighting, door from side hall, door to entrance hall.

### Lounge 15'10" x 13'10" (4.84m x 4.22m)

Window to front aspect, radiator, power points, television point, brick built fireplace backdrop with a stone hearth and adjoining television plinth, glazed French doors leading to;

### Dining Room 13'10" x 10'6" (4.22m x 3.22m)

Door from hallway, two radiators, wall lighting, power points, glazed folding doors to;

### Conservatory 12'1" x 9'10" (3.7m x 3m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, glazed French doors to rear garden, power points.

## Directions

On arriving in the village of Rollesby on the A149 heading East, turn left opposite the former Horse and Groom Public House into Martham Road and proceed a short way along passing the veterinary surgery on the left hand side where the property can be found on the right hand side, located by our FOR SALE board.





### First Floor Landing

Loft access, airing cupboard housing hot water cylinder with immersion heater, radiator, power points, window to front aspect, doors leading off;

### Bedroom 1 15'6" x 13'10" (4.73m x 4.24m)

Window to front aspect, radiator, power points, television point, telephone point, inset LED ceiling lighting.

### Bedroom 2 13'10" x 13'10" (4.24m x 4.24m)

Window to front aspect, radiator, power points, a range of fitted wardrobes, wall lighting.

### Bedroom 3 13'10" reducing to 10'11" x 12'5" (4.24m reducing to 3.35m x 3.79m)

Window to rear aspect, radiator, power points, door giving access to;

### En-Suite Shower Room

Obscure glazed window to rear aspect, fitted unit housing low level w.c., hand wash basin, mirror with lighting over, fitted cupboards, tiled shower cubicle, ventilation, heated towel rail.

### Bedroom 4 13'11" reducing to 11'5" x 12'7" (4.25m reducing to 3.5m x 3.86m)

Window to rear aspect, radiator, power points, shavers point with light.

### Bathroom

Rear facing obscure glazed window, inset LED ceiling lighting, white comprising of panelled bath with tiled surround, separate tiled shower cubicle, fitted unit housing hand wash basin, low level w.c. with enclosed cistern, shavers point, radiator, fitted shelving and cupboards, mirror with lighting over, ventilation.

### Outside

The property is approached with vehicular access via a spacious driveway, providing ample parking and turning space for a number of vehicles, leading to a;

### Detached Double Garage 17'6" x 16'4" (5.34m x 5m)

Two front facing up and over doors, side service door, side facing windows, power and lighting.

### Gardens

The property offers an enclosed front garden, laid to lawn with mature hedgerows with close board panel fencing to boundaries, access to the side of the property via a pedestrian gate, passing a covered bin storage space with adjoining shed. The rear garden is nicely enclosed with close board panel fencing to boundaries and a patio area, accessed off the conservatory with low level wall and steps leading to a raised lawn, and an attractive covered seating area to the corner of the garden, external water supply and lighting.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band: 'E'

### Location

Rollsby 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, Rollsby 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. Rollsby 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

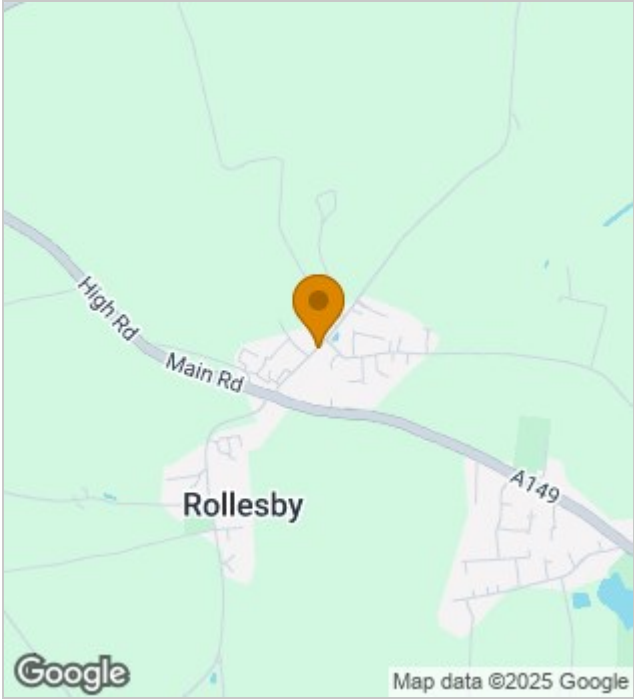
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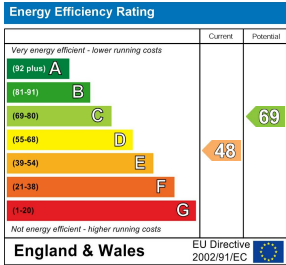
Floor Plans



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.

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