

Aldreds
Estate Agents



1 Rectory Close, Rollesby, NR29 5HW

£325,000





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1 Rectory Close

Rollesby, Great Yarmouth, NR29 5HW

- Spacious Detached Bungalow
- Close to Rollesby St Georges Church
- Spacious Double Aspect Living Room
- Large Driveway & Garage
- Sought After Rural Village
- Delightful Non Estate Position
- Two Double Bedrooms
- Oil Central Heating
- Lovely Corner Plot Garden
- Offered with No Onward Chain

Aldreds are pleased to offer this nicely positioned detached bungalow, situated in a generous corner plot position. This spacious two bedroom property offers accommodation including an entrance hall, double aspect lounge diner, a kitchen/breakfast room, two double bedrooms, shower room and separate WC.

The property offers oil-fired central heating, uPVC sealed unit double glazed windows, spacious driveway parking, garage and delightful mature gardens. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



Entrance porch 9'1" x 3'8" (2.79m x 1.14m)

Part-glazed entrance door, windows to front and side aspects, wall lighting, glazed door giving access to:

Hallway

Radiator, airing cupboard, power points, telephone point, doors leading off and open plan access to:

Lounge/Diner 17'10" x 11'11" ext to 13'9" (5.44m x 3.63m ext to 4.19m)

Window to front aspect, bay window to side aspect, two radiators, wall lighting, power points, television point, mock brick-built fireplace surround with brick built television plinth (no working fireplace)

Kitchen/Breakfast room 13'6" x 11'3" at max (4.13m x 3.45m at max)

Rear facing window, radiator, cupboard housing hot water cylinder with immersion heater, a range of fitted kitchen units with rolled edge work surface and tiled splashbacks, sink drainer with mixer tap, plumbing for washing machine, space for cooker with stainless chimney extractor over.





Bedroom 1 13'11" ext to 15'5" x 11'10" (4.25m ext to 4.7m x 3.63m)

A spacious double aspect room with bay window to front and additional side-facing window, two radiators, power points, telephone point.

Bedroom 2 11'10" x 9'11" (3.63m x 3.03m)

Window to side aspect, radiator, power points.

Shower room

Obscure glazed window to side aspect, tiled walls, pedestal hand wash basin, shower cubicle with easy access step in shower screen and door, heated towel rail, ventilation.

Separate WC

Side-facing obscure glazed window, low level WC, hand wash basin, fully tiled walls.

Boiler Cupboard 7'8" x 4'0" (2.36m x 1.22m)

Externally accessed, rear facing Window, oil boiler for hot water and central heating

Directions

From the Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, Following the signs for Rollesby. Turn right towards Fleggburgh, just before the former Horse & Groom Pub on the Fleggburgh Road a short way along before turning right again into Rectory Close, where the property can be found immediately on the right hand side.



Outside

The property occupies a wonderful corner plot position, in this lovely rural location, with a spacious driveway, extending to the side, leading onto garage.

Garage 17'0" x 11'1" (5.2m x 3.39m)

Front facing up and over door, side service door, power and lighting.

Gardens

Wrap around garden with a variety of mature planting and shrubbery, pathway access to the side onto Fleggburgh Road. uPVC oil storage tank, external water supply and lighting.

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

PJL/S9891



Floor Plans

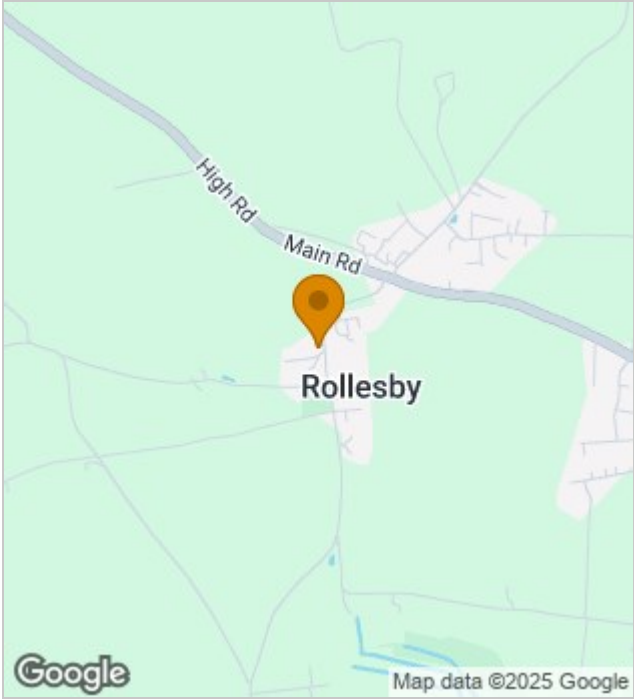


Viewing

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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Location Map



Energy Performance Graph

