



King George Close, Rollesby Great Yarmouth NR29 5HB

welcome to

King George Close, Rollesby Great Yarmouth

This SPACIOUS 3 bedroom bungalow and connecting 1 bedroom ANNEX totals 4 bedrooms, 3 reception rooms, 2 kitchens, 2 bathrooms & a cloakroom, an easy to maintain south facing rear garden, a mature front garden with established plants, driveway and parking for several cars.



Entrance Hall

To the entrance of the property, you'll find a double-glazed front door to the side, loft access, coat storage, sockets and carpets

Living Room

16' 1" x 11' 10" (4.90m x 3.61m)

The living room has a double glazed front window out looking driveway and front garden, a double glazed side window both with removable frosting, a television point, a recently swept multi fuel burner and a fully lined chimney, 2 radiators, sockets, fitted shelving and real wood flooring.

Kitchen

13' 6" x 11' 10" (4.11m x 3.61m)

The kitchen has matching base and wall units with worktop, space and plumbing for under the counter washing machine, dishwasher, tumble dryer and a tall standing fridge-freezer, tile splashback, movable island, farm-house sink and drainer, double glazed window out looking the front garden and driveway, the modern boiler has been recently serviced in 2023, integral electric oven and hob with cooker hood, sockets, vinyl flooring and double glazed door for side access.

Dining Room

12' 10" x 12' 4" (3.91m x 3.76m)

Double glazed side window out looking side garden, radiator, sockets, smooth ceiling, carpets and open doorway through to the rest of the property

Bedroom One

12' 10" max x 10' 10" max (3.91m max x 3.30m max)

The master bedroom has a double-glazed side window, built in wardrobes with drawers, radiator, sockets and doorway to the en- suite. The measurements are taken up to the wardrobes.

En-Suite

The En-suite has a double-glazed side window, toilet, sink, extractor fan, radiator and vinyl flooring.

Bedroom Two

14' 9" max x 8' 3" max (4.50m max x 2.51m max)

Bedroom 2 has a double-glazed window out looking the south facing rear garden, sockets, radiator and carpets

Bedroom Three

11' 5" x 7' 3" (3.48m x 2.21m)

Bedroom 3 has a double-glazed window overlooking the south facing rear garden, sockets, a radiator and laminate flooring.

Bathroom

This family bathroom holds two double glazed side windows and a three-piece matching suite set consisting of a toilet, sink and bath with an electric shower over top. The room has part tiled walls, radiator and vinyl flooring.

Annex

The hallway leading to the annex separated by an internal door has a radiator, carpets and sockets. The Annex itself is accessible via its own external door to the garden.

Bedroom Four

12' 11" x 8' 1" (3.94m x 2.46m)

Bedroom 4 has a double-glazed front facing window with an outlook of the side garden, built in wardrobes with shelving, a radiator, smooth ceiling, and laminate flooring. The measurements are taken up to the wardrobes.

Bathroom

The Annex bathroom has a double cubicle electric shower, toilet and sink, heated towel rail, a raised roof and skylight. This space is tiled with vinyl flooring.

Living Room/Kitchen

17' x 8' (5.18m x 2.44m)

The annex living room/kitchenette comprises of base and wall units, sink and drainer, French double-glazed doors opening into the rear garden, sockets, a smooth ceiling and tile flooring.

Exterior

Leading up to this property, you'll find an excellent driveway with parking for multiple vehicles. There are well maintained and established plants surrounded by a concrete driveway with further gravel parking area. Through the gate on the left, you'll find the astro-turf side garden, large shed and log store and entrance door. To the right there is another gate for separate access into the rear garden and kitchen. To the rear, a family friendly, low maintenance and not overlooked south facing garden with artificial grass, seating area, wooden storage shed and recently maintained fencing. Completely fenced in with access to the front of the property through the side gate. Oil tank is held to the side of the property.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

King George Close, Rollesby Great Yarmouth

- Spacious four bedroom bungalow inclusive of connected self-contained 1 bedroom annex
- All on one level living
- South Facing Garden
- Low maintenance rear garden
- Cul-de-Sac location

Tenure: Freehold EPC Rating: D

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS107992 - 0005

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