



Court Road, Rollesby, Great Yarmouth, NR29 5ET

welcome to

Court Road, Rollesby, Great Yarmouth

This characterful three bedroom cottage with off road parking and generous rear garden is situated in the popular Norfolk Broads village of Rollesby and would make an ideal first time buy or young family home!



Description

Situated in a rural countryside location on the outskirts of the Norfolk Broads village of Rollesby, this end terraced house would make an ideal young family home or first time purchase and needs to be viewing to be fully appreciated! The property offers accommodation comprising living room, snug reception room with wood burner, extended kitchen/diner, walk in pantry cupboard and bathroom on the ground floor. On the first floor, you will find three good sized bedrooms. Externally, the property boasts a generous rear garden mainly laid to lawn and off road parking at the front.

Entrance Porch

4' x 3' 8" (1.22m x 1.12m)

Part glazed entrance door, window to front aspect, door to

Lounge

12' x 11' 8" (3.66m x 3.56m)

Window to front aspect, electric fireplace, TV point, radiator, carpeted flooring and door through to.

Dining / Snug Room

11' 8" x 11' 8" (3.56m x 3.56m)

Window to side aspect, tiled floor, stairs to first floor, brick built fireplace with a multi fuel stove, radiator, tiled flooring. Archway through to.

Kitchen/ Breakfast Room

18' 11" x 7' 10" (5.77m x 2.39m)

Fitted kitchen with range of base units with work surfaces over and tiled splash back, sink drainer with mixer tap, plumbing for washing machine, electric cooker point with cooker hood above, radiator, windows to side and rear aspects, doors into Garden and dining area with vinyl flooring

Walk In Pantry

6' 3" x 7' 6" (1.91m x 2.29m)

Large pantry cupboard with fitted shelving and power sockets

Bathroom

Double glazed window to rear, part panelled walls, WC, hand wash basin in a fitted unit, panelled bath, tiled shower cubicle with electric shower, heated towel rail, ventilation, radiator and tiled flooring

First Floor Landing

Doors to Bedrooms and carpeted flooring

Bedroom 1

12' x 11' 10" (3.66m x 3.61m)

With window to front, wall mounted electric heater and carpeted flooring

Bedroom 2

12' 2" max x 9' 3" (3.71m max x 2.82m)

Window to rear aspect, over stairs cupboard, loft access, airing cupboard, radiator, carpeted flooring and door to.

Bedroom 3

7' 6" x 6' 3" (2.29m x 1.91m)

Windows to side and rear aspects, radiator and carpeted flooring

Exterior

The property has a lovely enclosed front garden area, offering parking space for two vehicles and laid to lawn with pathway leading to entrance door and to the side of the property via a timber gate. The rear garden is enclosed with timber fencing to boundaries, mainly laid to lawn with a summer house and small pond, external lighting and water supply.



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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Court Road, Rollesby, Great Yarmouth

- Generous Gardens
- Off Road Parking
- Character Features
- Living Room with Wood Burner
- Two Reception Rooms
- Extended Kitchen / Diner
- Rural Village Location
- Short Drive to the Broads

Tenure: Freehold EPC Rating: F
Council Tax Band: A

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108303 - 0003

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