

FREEHOLD



House - Detached

# THE OAKS, 26 ROLLESBY ROAD, MARTHAM, GREAT YARMOUTH, NR29 4SW

Price Guide

£650,000

## FEATURES

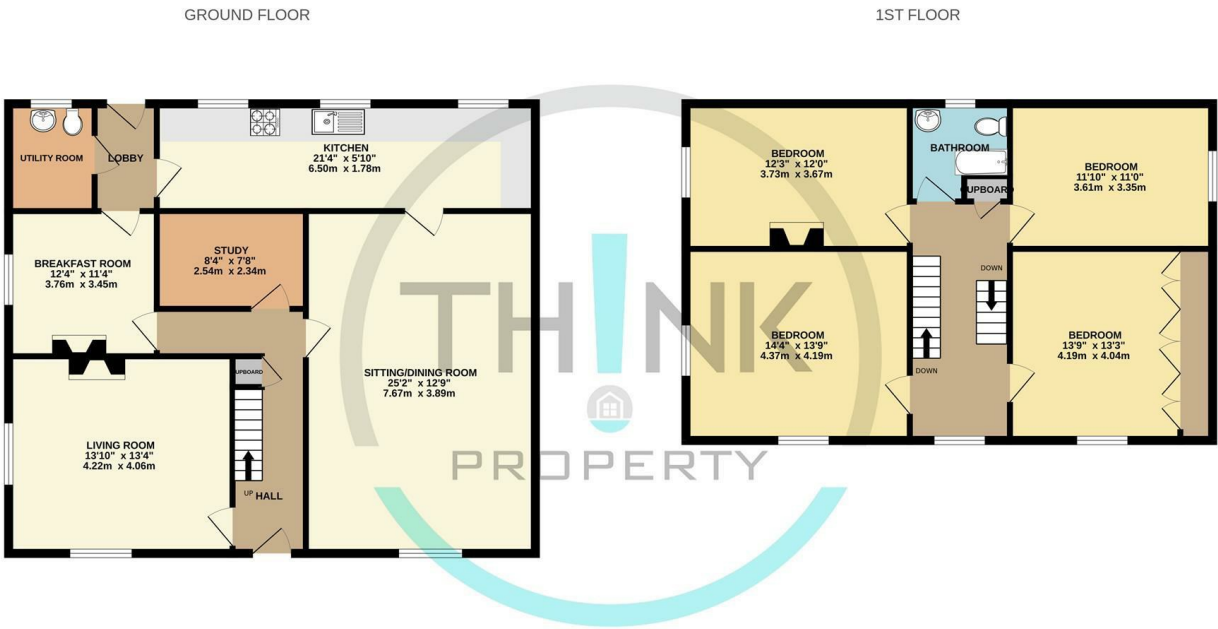
- £650,000 - £700,000
- Substantial Period Home
- Four Double Bedrooms
- Beautifully Presented Throughout
- Village Centre Location
- Generous Plot & Outbuildings
- Biomass Heating System
- Three Reception Rooms & Study



# 4 Bedroom House - Detached located in Great Yarmouth

**\*\* 650,000 - £700,000 \*\*** This impressive Victorian detached villa, built in 1870, blends period elegance with generous family accommodation, all set within beautifully established gardens. Ideal for those who value character, space, and a love of the outdoors, the home retains many original features and offers flexible rooms alongside remarkable outdoor areas.

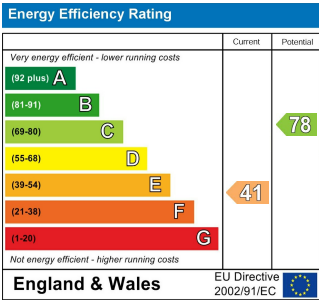
- Highlights**
- Charming Victorian Heritage:** Dating from 1870, the property showcases classic details such as high ceilings, an impressive front door and a graceful staircase.
  - Flexible Family Spaces:** The layout includes a cosy snug, a separate dining room, a spacious open-plan living/dining area, an office, a cloakroom/utility and a contemporary kitchen.
  - Four Well-Proportioned Bedrooms:** Arranged across split landings, with two bedrooms positioned to the front and two to the rear, accompanied by a family bathroom with both bath and shower.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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