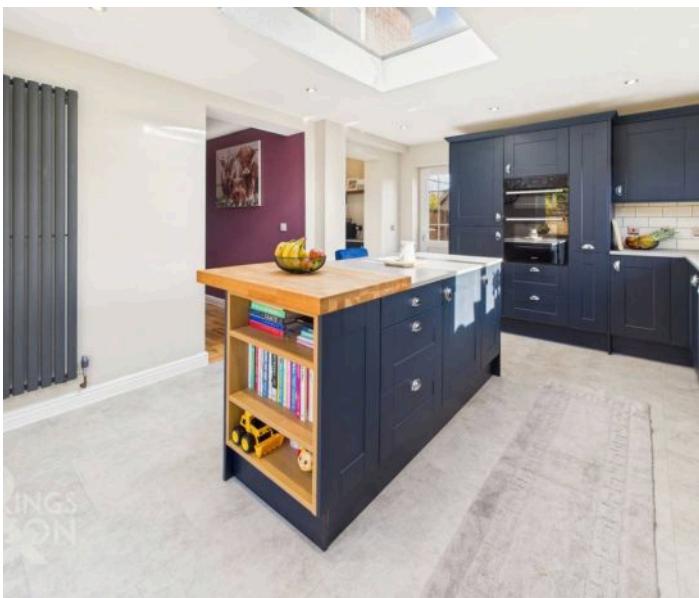




Coronation Avenue, Rollesby - NR29 5EP

STARKINGS  
&  
WATSON  
HYBRID ESTATE AGENTS



## Coronation Avenue

Rollesby, Great Yarmouth

Having undergone a recent FULL RENOVATION including a full re-wire and new central heating system, this SEMI-DETACHED HOME offers VERSATILITY in space across two floors all immaculately presented. The ground floor offers both a 16' DUAL ASPECT SITTING ROOM as well as a separate DINING ROOM all set upon SOLID OAK FLOORING which flows through the ground floor to the rear where a CONSIDERABLE EXTENSION has been added to create a STUNNING KITCHEN with INTEGRATED APPLIANCES, large SKYLIGHT fitted about the kitchen island, UTILITY ROOM and ground floor WC. The first floor landing gives way to THREE BEDROOMS all served by a fully MODERNISED FOUR PIECE BATHROOM suite complete with UNDERFLOOR HEATING. The rear garden is FULLY ENCLOSED and offers privacy in every corner with a 18'x10' bespoke built timber shed which has been FULLY INSULATED with its own ELECTRIC supply making this an incredibly versatile space, handy for almost any potential use.

Council Tax band: B

Tenure: Freehold

- Semi-Detached House
- Full Renovation Including Rewiring & Central Heating
- Considerably Extended Giving A Stunning Modern Kitchen
- Separate 16' Dual Aspect Sitting Room & Dining Room
- Three Bedrooms
- Four Piece Bathroom With Underfloor Heating
- Private Rear Garden With A 18'x10' Fully Insulated Timber Shed with Power/Electrics
- Generous Corner Plot With Off Road Parking

Rollesby is a Broadland Village located approximately eight miles from the coastal town of Great Yarmouth. The village offers a Primary School, Village Hall, Public House and Bus Service to Norwich and Great Yarmouth.

#### SETTING THE SCENE

The property can be found sat towards the very top of this quiet close, backing onto rolling fields where a opening gives way to a shingle driveway. Suited to park multiple vehicles, complete with newly erected timber fencing to the rear garden and side of the home.



## THE GRAND TOUR

Once inside, the central lobby is the first space to greet you and grants access to all living accommodation within the property, as well as stairs to the first floor and handy storage space currently used as a wood store by the current owners. To the right hand side is the first of the main living spaces, an incredibly well lit dual aspect sitting room laid with all solid oak flooring and measuring some 16' in length. At the rear of the property, French doors open onto a private patio seating space whilst the centre of the room is occupied by a feature cast iron wood burner complete with solid wooden mantle and tiled hearth ideal for the colder months. The adjacent side of the home offers a versatile living space again made with all solid oak flooring. This room overlooks the rest of the close to the front of the home through uPVC double glazed windows creating the perfect dining room, however currently functioning as a children's playroom. Further down the hallway a handy space has been carved out as part of the renovations where a large storage space is on offer hiding underneath these stairs, while the current owners currently use this as a home office space, the versatility again could suit any potential need.

At the very rear of the home the property comes alive with a stunning open plan kitchen extension. This room benefits from a multi facing aspect with skylight fitted above the central kitchen island allowing the room to bask natural light in every corner at any time of the day. The newly fitted kitchen offers a multitude of integrated appliances to include a fridge, freezer, dishwasher, oven and hob with French doors taking you onto the private garden decking, ideal for a private early morning breakfast space and secondary door leading towards the remainder of the garden while the central island has extended worktops creating breakfast bar seating ideal for hosting family and friends, creating a true social hub off the home. Within the space there is a handy utility area where further storage has been added by the current owners to add to the already considerable amount of floor and base mounted storage units whilst a ground floor WC has been added featuring a tall heated towel rail and mosaic style tiled flooring.

The first floor landing split in both directions to take you into all three bedrooms within the home with the smaller coming to the right hand side. Perfectly designed as a nursery however being more than capable of hosting a single bed with further storage solutions with the added benefits of a built in wardrobe. The larger of the bedrooms sits just in front of this overlooking the fields towards the very end of the close ahead, the space also freshly redecorated and fully plastered with built in storage and all carpeted flooring. A second double bedroom sits on the other side of the home, again immaculately decorated with plastered walls and ceilings and another built in storage space. The family bathroom suite has also undergone extensive modernization to create an attractive and well designed space. The room is fitted with all underfloor heating and features both a shower and bath unit with floating vanity storage and tall heated towel rail with a predominantly tile surround.

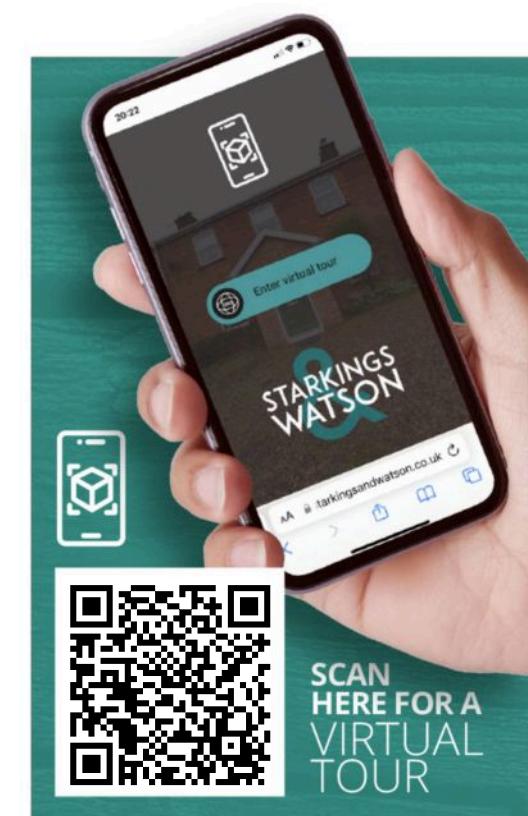
## FIND US

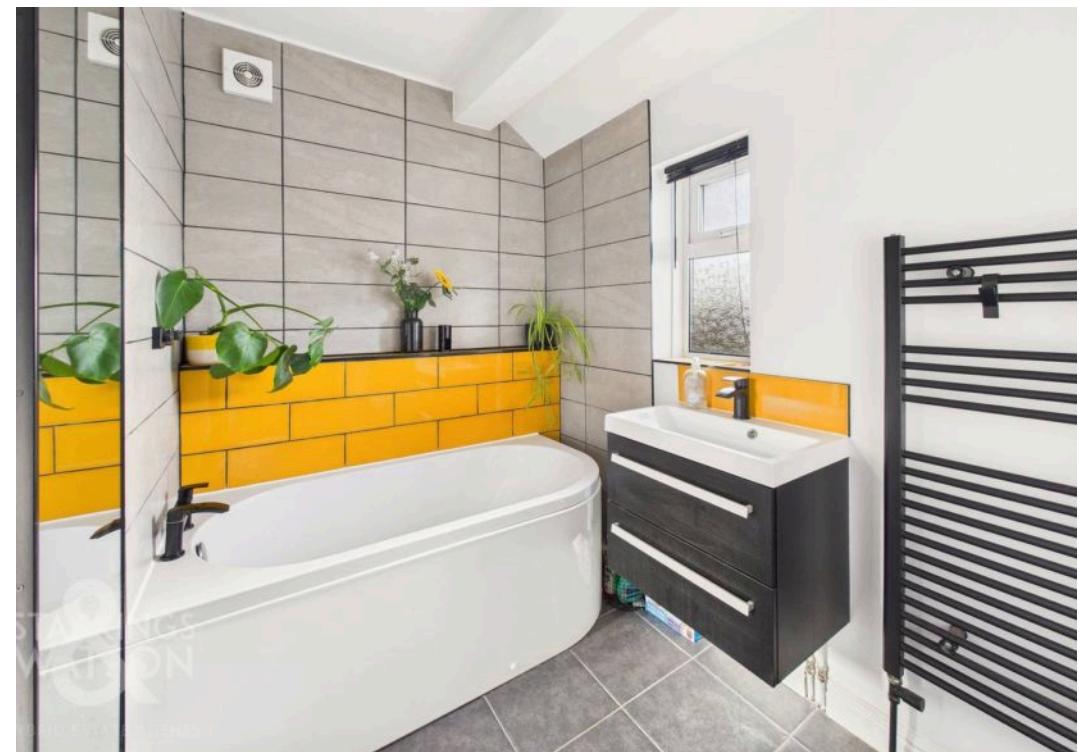
Postcode : NR29 5EP

What3Words : ///liability.captions.backers

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







## THE GREAT OUTDOORS

The garden is incredibly private from every aspect courtesy of mature planted borders and fully enclosed for peace of mind for families. The large open lawn space leaves a blank canvas to enjoy the warmer months while the current owners have built and fully insulated an 18'x10' timber shed giving it electricity to make a very versatile living space suited to almost any need. There is also a gate that leads to public footpath perfect for country walks/dog walks





Approximate total area<sup>(1)</sup>

1028 ft<sup>2</sup>  
95.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.