



12 Coronation Avenue, Rollesby

£280,000 Freehold

This fully renovated home has been transformed with care, offering modern finishes, upgraded fixtures and fittings, and a layout designed for practical everyday living. Two reception rooms with solid oak flooring lead through to an impressive kitchen extension, complete with integrated appliances, a central island, a skylight and French doors to the garden. Upstairs, three well-finished bedrooms sit alongside a contemporary four-piece bathroom with underfloor heating. The private rear garden includes a fully insulated, powered timber outbuilding ideal for a studio or workspace, while the generous corner plot provides valuable off-road parking and direct access to countryside walks. Move-in ready and thoughtfully improved, it offers space, versatility and modern comfort in equal measure.

Council Tax band: B

Tenure: Freehold

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Rollsby

Coronation Avenue sits in a quiet residential pocket of Rollsby, a Broadland village surrounded by open countryside and just a short drive from the Norfolk coast. The setting feels spacious and rural, with the Martham Broad National Nature Reserve and the wider Trinity Broads landscape shaping a calm, outdoors-friendly lifestyle.



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There is The Boat House restaurant in nearby Ormesby, and several pubs and cafés across the Ormesby–Martham area. Larger supermarkets are a short drive away: Tesco Superstore (Caister-on-Sea), Lidl (Caister-on-Sea), Aldi (Great Yarmouth), and Sainsbury's (Great Yarmouth). Schools are also close, with Rollesby Primary School in the village and Flegg High Ormiston Academy in Martham serving as the nearest secondary.

Transport links are practical for a rural setting: the A149 runs just west of the village, connecting quickly to Great Yarmouth, Caister, and Stalham, while local bus routes link Rollesby with surrounding villages and the coast. This makes Coronation Avenue well-placed for anyone wanting a quieter, countryside-led lifestyle without losing access to essential services, beaches, and larger towns.

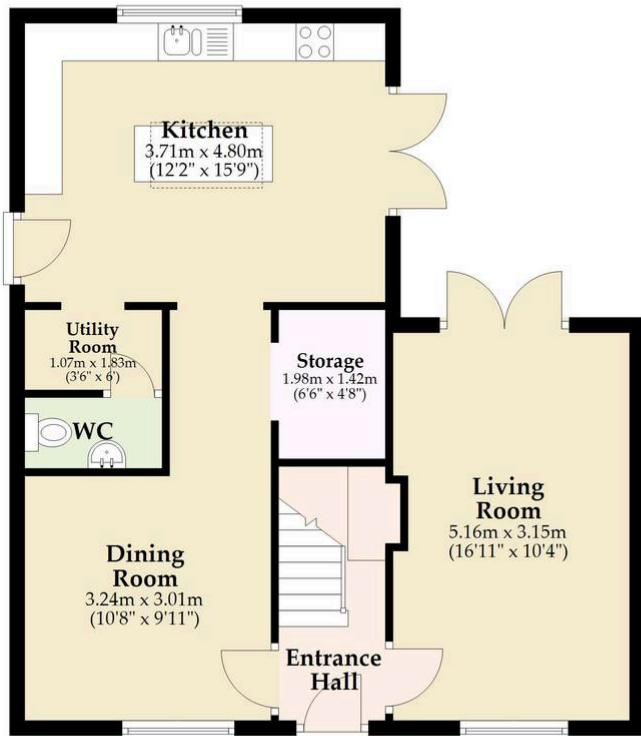
Coronation Avenue

Recently transformed through a full renovation, this semi-detached home now offers a smart, contemporary layout with a strong emphasis on quality finishes, practical design and everyday comfort. A significant rear extension has created an impressive modern kitchen, while the rest of the house has been thoughtfully updated with new wiring, a new central heating system and a complete refresh of fixtures and fittings.



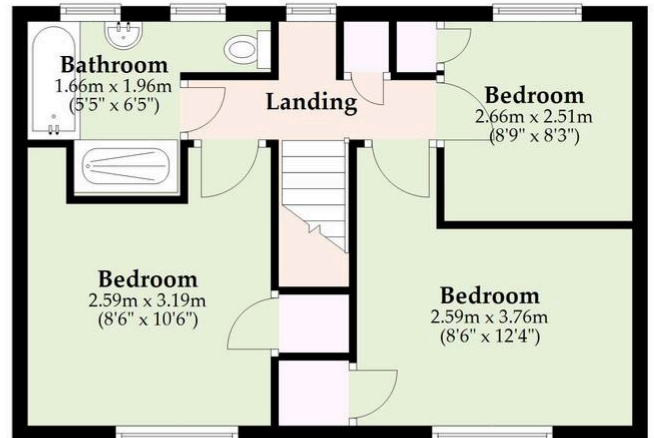
Ground Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 100.8 sq. metres (1084.8 sq. feet)

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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