



Court Road, Rollesby, Great Yarmouth, NR29 5ET

welcome to

Court Road, Rollesby, Great Yarmouth

This characterful 3 bedroom cottage with off-road parking and generous rear garden, which could be used as a smallholding, is situated in the popular Norfolk Broads village of Rollesby and would make an ideal first time buy or young family home!



Description

Step into the good life for a fraction of the usual price with the quaint 3-bedroom end terrace cottage, situated in a rural countryside location on the outskirts of the Norfolk Broads village of Rollesby. This property offers a rare opportunity to embrace countryside living with the added benefit of 0.34 acres of land (STMS), ideal for those seeking a smallholding lifestyle.

Full of character, the cottage boasts well-proportioned living accommodation comprising an entrance porch to the front, flowing into a main living room, a snug/formal dining room fitted with log burner and an open plan kitchen/diner space with its own pantry incorporated into the layout. The main bathroom is located downstairs with three bedrooms found off of the landing upstairs. The property also offers excellent scope to be extended (STPP), making this the perfect opportunity to create your dream home!

Outside the property has an expansive garden which has been placed into sections due to the needs of the current vendors. The land is mainly laid to lawn with plants and wild flowers growing in places. There is vehicular access and gated footpath access at either end of the plot. This additional land provides potential for a variety of uses from keeping animals, or growing produce, to creating a fully functioning hobby farm.

The present owners have also explored the option of using the additional land for development of another property. Please call to enquire further on this.

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. The property comes with additional land with the entire plot measuring 0.34 acres (STMS). This land has been used as a smallholding in the past and is currently home to wild flowers and the current owners flock of chickens! The current owners have also looked into potential planning permissions. Please call to enquire further on this.



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welcome to

Court Road, Rollesby, Great Yarmouth

- Potential to Offer NO ONWARD CHAIN!
- Plot Measuring 0.34acres Approx (STMS)
- Smallholding Potential
- Extended Kitchen / Diner
- Ample Off-Road Parking
- Rural Village Location
- Short Drive to the Broads
- Potential Development Opportunity (STPP)

Tenure: Freehold EPC Rating: F

Council Tax Band: A



£270,000

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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Property Ref:
NWS108303 - 0008

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