



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 0.34acres 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 0.34acres (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.



view this property online williamhbrown.co.uk/Property/NWS108303



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



Ground Floor

First Floor

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



view this property online williamhbrown.co.uk/Property/NWS108303



Property Ref:
NWS108303 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk