

Aldreds
Estate Agents



12 Coronation Avenue, Rollesby, NR29 5EP

£250,000





12 Coronation Avenue

Rollesby, Great Yarmouth, NR29 5EP

- Spacious Semi-Detached House
- Extended and improved
- Three bedrooms
- Generous Garden
- Timber Built Workshop
- Ex-Local Authority
- Impressive Kitchen/Dining Space
- Two Reception Rooms
- Driveway Parking
- Offered with No Onward Chain - Be Quick to View!

Aldreds are pleased to offer this tastefully extended and improved, semi-detached house situated in the popular Broadland village of Rollesby. This spavious ex local authority home has been lovingly transformed and features an impressive kitchen/dining room addition.

Further offers accommodation includes an entrance hall, dual aspect lounge, dining/family room, study area, utility, ground floor cloakroom, three first floor bedrooms and a luxurious bathroom.

The property benefits from LPG central heating with the addition of wood burning stove in the lounge and is located at the end of a cul-de-sac with a generous corner plot garden, driveway parking and a workshop. Early internal viewing is highly recommended to appreciate this well presented property.



Entrance Hall

Part glazed entrance door, under stair storage, stairs to first floor landing, doors leading off.

Lounge 16'11" x 10'2" (5.17m x 3.11m)

Window to front aspect, glazed French doors leading to rear garden, fireplace with a wood burning stove on a tiled hearth, power points, television point.

Dining room/Family Room

Window to front aspect, radiator, power points, open access towards kitchen/diner with opening to:-

Study area 5'6" x 4'8" (1.68m x 1.44m)

Under stair cupboard, fitted shelving, power points, fitted desk surface.

Kitchen/Dining Room 15'5" x 12'0" (4.72m x 3.68m)

Window to rear aspect, glazed French doors to side, part-glazed door to other side, central lantern-style roof light, an impressive kitchen space with a range of modern units with surface surface, sink drainer with directionable mixer tap, integrated electric double oven, ceramic hob with extractor over, central island unit with integrated breakfast bar, open access to:-



Walk Through Pantry 5'5" x 3'5" (1.67m x 1.05m)

Fitted base units and shelving, power points, door giving access to:-

Cloakroom

low level WC, pedestal hand wash basin with tiled splashback.

First floor landing

Rear facing window, airing cupboard housing boiler for hot water and central heating, doors leading off.

Bedroom 1 12'3" x 8'4" (3.74m x 2.56m)

Window to front aspect, built-in wardrobe, power points, radiator.

Bedroom 2 10'11" reducing to 8'5" x 10'6" (3.33m reducing to 2.59m x 3.21m)

Window to front aspect, built-in wardrobe, radiator, power points.

Bedroom 3 8'2" x 8'1" (2.5m x 2.47m)

Rear facing window, built-in wardrobe, part-panelled wall, radiator, power points.

Directions

From the Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, Following the signs for Rollesby. Proceed into the village turn right into Coronation Avenue and proceed to the end of the road where the property can be found in the left corner, located by our FOR SALE board.



Bathroom

A luxurious bathroom with obscure glazed rear facing window, a modern suite comprising a panelled bath with tiled surround, vanity unit housing sink with monobloc tap with tiled splashback, walk-in tiled fixed shower area, heated towel rail, low level WC, tiled flooring.

Outside

The property occupies a generous plot at the end of this cul-de-sac location, with a large lawned rear garden, the property offers shingled parking to the front for a number of vehicles which extends to the side through a timber gate, with a timber built workshop

Workshop 17'5" x 9'5" (5.31m x 2.87m)

Timber construction, insulated with double doors, side facing window, power and lighting

Garden

The garden is predominantly laid to lawn with mature hedgerows to boundaries and a decked seating area directly to the rear of the property, accessed from the lounge.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

Location

Rollesby is a rural village in East Norfolk, located on the A149 just 8 miles North West of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft. The village has a Primary School, village hall and park, a well-stocked farm shop, small business units and a nearby restaurant/cafe situated overlooking the water. Being located in the Norfolk Broads National Park, Rollesby Broad forms part of the collection of smaller interlink broads known as the Trinity Broads. These are perfect for fishing, sailing, birdwatching and remain isolated from the rest of the river system, so very peaceful and tranquil. Rollesby is very close to many coastal villages with great access to the seaside and the miles of beaches for dog walkers and families alike. Favourites include Winterton and Horsey for seal spotting during the winter months.

Reference

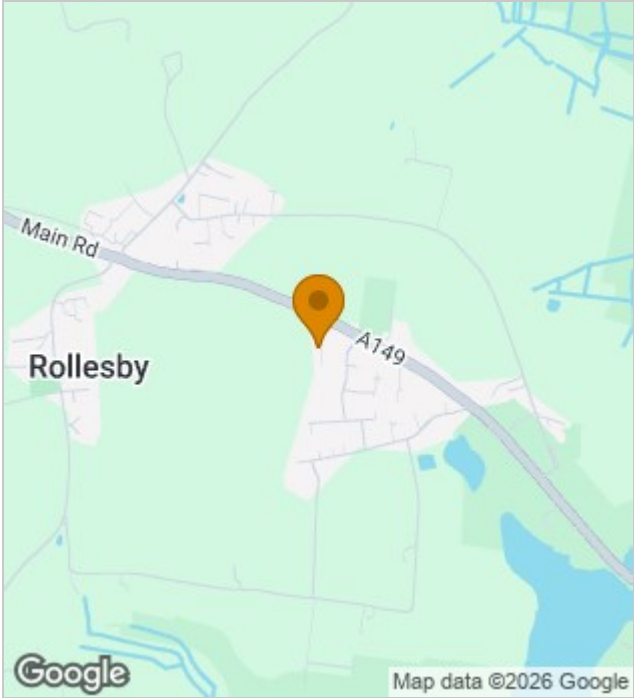
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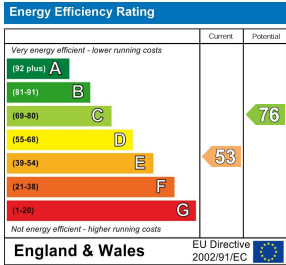
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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