



**King Georges Avenue, Rollesby, Great Yarmouth, NR29 5EN**

**welcome to**

**King Georges Avenue, Rollesby, Great Yarmouth**

This immaculately presented 3 Bedroom bungalow has recently been renovated to a high standard. The whole property feels light and modern, whilst retaining a homely and cosy feel. Situated in the middle of Acle, Great Yarmouth and Stalham - ideal for commuters.



## Description

No expenses have been spared transforming this traditional bungalow into a modern family home. The high quality of materials and workmanship that have gone into upgrading the bungalow are second to none. The rooms feel light, open and a pleasure to be in. Very little will be required to make this your dream home, it is ready to move straight into and put your stamp on over time. The front drive is vast and can accommodate multiple vehicles, including a garage with newly installed roller doors. The rear garden feels modern, with porcelain paving slabs filling the fenced borders, perfect for creating a family seating and BBQ area. Viewing is recommended to fully appreciate this contemporary property.

## Entrance Hall

Front door opens into hall with 2 built-in storage cupboards, one housing fuse box, loft access, spotlights & radiator.

## Lounge

Luxury vinyl flooring, 2 radiators and uPVC double glazed windows to the front & side aspect.

## Kitchen

Fitted with a range of wall & base units, work surface over with sink, built-in appliances to include cooker, hob, cooker hood, fridge/freezer & microwave and space for both washing machine & dishwasher. Luxury vinyl flooring with under floor heating, spotlights and 2 uPVC double glazed windows to front & side aspect.

## Bedroom One

Luxury vinyl flooring, radiator and rear aspect uPVC double glazed window.

## Bedroom Two

Loft access, luxury vinyl flooring, spotlights, radiator and rear aspect uPVC double glazed window.

## Bedroom Three

Boiler access, spotlights, luxury vinyl flooring, radiator & side aspect uPVC double glazed window.

## Bathroom

Suite comprising WC, wash basin and bath with shower over. Extractor fan, wall radiator, spotlights and side aspect uPVC double glazed window.

## External

To the front of the property is a large shingle driveway with porcelain tiles by the entrance to the front door. The driveway has ample parking for multiple vehicles and is enclosed with a low brick wall. There is an accessible outside tap to the front of the property.

To the rear, the property has been landscaped with porcelain paving tiles, granite shingle and lawn area. The oil tank is located in the back garden with decorative trellis to cover. The garden is fully enclosed with fence panelling.

## Outbuilding

The property boasts a single garage with a roller door. The garage has been part plastered and there is a stud wall dividing the area into storage and home gym area. The garage is equipped with power and light.



Total floor area 95.9 m<sup>2</sup> (1,032 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## King Georges Avenue, Rollesby, Great Yarmouth

- Vendors Have Found!
- Modern Style Throughout
- Large Driveway- Ample Parking
- Ideal for Commuters
- 3 Bedroom Detached Bungalow
- Fully Renovated
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWS108598 - 0004

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