

Aldreds
Estate Agents

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

Offers Over £290,000

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FAMILY

# 28 King Georges Avenue

Rollesby, Great Yarmouth, NR29 5EN

Offers Over £290,000

- Detached Bungalow
- Nicely Modernised Throughout
- Farmland Views
- uPVC SUDG Windows
- Delightful Garden
- PV Solar Panels
- Three Bedrooms
- Oil Central Heating
- Driveway & Garage
- Must View to Appreciate!



A beautifully presented three bedroom detached bungalow, located in the popular Broadland village of Rollesby. This spacious bungalow offers accommodation including a lounge, modern fitted kitchen/diner, shower room and three bedrooms.

The property benefits from oil fired central heating, PV Solar Panels, uPVC sealed unit double glazed windows, a spacious driveway with garage and a delightful, well maintained garden with greenhouse and summer house backing onto open farmland with far reaching views beyond, towards Rollesby Church. Internal viewing is highly recommended to appreciate this well presented bungalow.





## Entrance Hall

Obscure glazed uPVC entrance door, radiator, power points, thermostat, cupboard, loft access with ladder, doors leading off;

## Lounge 16'1" x 11'11" (4.90 x 3.63 (4.91 x 3.62))

Spacious double aspect room with windows to front and side, power points, television point, telephone point, radiator, remote control ceiling fan/light.

## Kitchen/Diner 13'5" reducing to 10'11" x 12'2" (4.11m reducing to 3.35m x 3.71m)

Windows to front and side aspect, glazed door giving access to side, radiator, a range of modern Shaker style kitchen units with fitted work surfaces and tiled splash backs, stainless steel sink drainer with mixer tap, plumbing for washing machine, integrated electric double oven with ceramic hob, stainless steel chimney extractor and dishwasher, power points, television point, inset LED ceiling lighting, airing cupboard housing hot water cylinder.



## Bedroom 1 11'0" x 8'10" (3.35 x 2.69)
Window to rear aspect, radiator, power points, television point.

## Bedroom 2 11'0" x 8'11" (3.35 x 2.72)
Window to rear aspect, radiator, power points.

## Bedroom 3 11'0" x 6'8" (3.35 x 2.03)
Window to rear aspect, radiator, power points.

## Shower Room
A nicely fitted room with two side facing obscure glazed windows, tiled walls, modern white suite comprising of a large panelled shower enclosure with electric shower, hand wash basin within a fitted unit with storage under, low level w.c., heated towel rail, inset LED ceiling lighting, ventilation.

## 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 King Georges Avenue where the property can be found a short way along on the right hand side with a FOR SALE board displayed.



## Outside
The property occupies a pleasant position with vehicular access with driveway to the side of the property onto a brick built garage with electric roller door. The front garden is mainly shingled for low maintenance and additional parking. The rear garden is beautifully landscaped, laid to lawn with paved pathways and patio, raised planters, garden shed, greenhouse and summer house with power. There's a uPVC oil storage tank and external oil fired boiler for hot water and central heating. LED floodlight on movement sensor with manual control, external water supply. The garden backs onto open farmland allowing a superb far reaching view taking in Rollesby Church.

## Agents Note
The property is fitted with mains powered, wireless communiting cctv cameras.

## Tenure
Freehold.

## Services
Mains water, electric and drainage.

## Council Tax
Great Yarmouth Borough Council - Band: C.

## Energy Performance Certificate (EPC)
EPC Rating: 'D'. We understand that the installation of PV Solar Panels to the property has happened since the last EPC assessment.

## 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
PJL/S10079







## Floor Plans




TOTAL APPROX. FLOOR AREA 72.8 SQ.M. (783 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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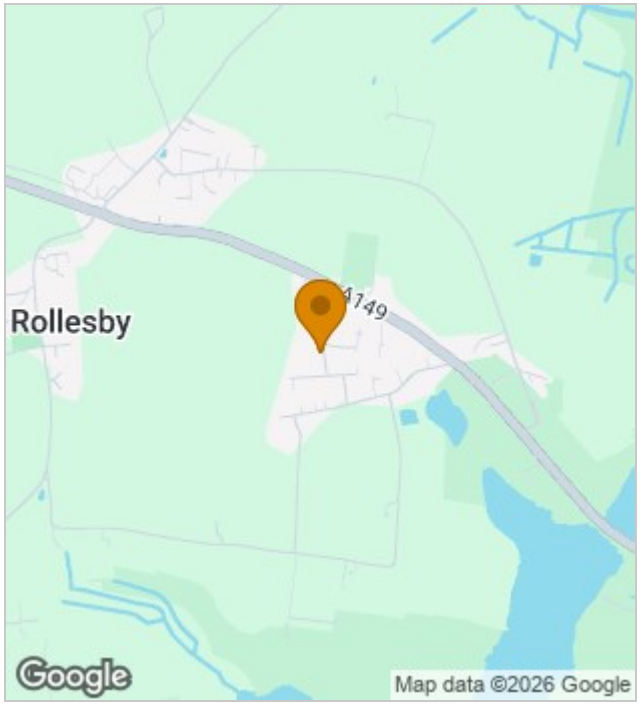
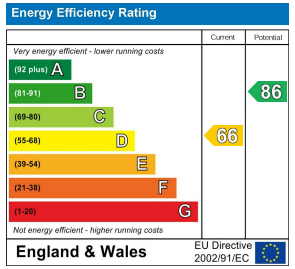
## Location Map




## 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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