

Aldreds
Estate Agents



19 Rollesby Road, Martham, NR29 4SW

£295,000





19 Rollesby Road

Martham, Great Yarmouth, NR29 4SW

- Three Bedroom End Terrace House
- Beautifully Presented Throughout
- Impressive Living Space
- Large Garage/Workshop
- Popular, Well Served Broadland Village
- Period Features
- Spacious Accommodation
- Oil Central Heating
- Ground Floor & En Suite WC's & Utility Room
- Must View to Appreciate!

Aldreds are delighted to offer this beautifully presented three bedroom end terrace house, situated in a convenient central location in the Broadland village of Martham. This well appointed property has been extended to create spacious living space including an entrance hall, ground floor cloakroom, open plan lounge/diner, kitchen/breakfast room, utility room, three first floor double bedrooms, master en-suite cloakroom and a first floor bathroom. A particular feature of the property is the substantial garage/workshop to side, along with driveway parking and an enclosed rear garden. The property benefits from uPVC sealed unit double glazed windows, oil fired central heating and excellent decoration throughout. Early internal viewing is highly recommended to appreciate this attractive period property.

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Entrance Hall

Part obscure glazed uPVC entrance door, window to side aspect, electric meter cupboard, power point, radiator, telephone point, stairs to first floor landing with under stairs cupboard, doors leading off;

Cloakroom

Obscure glazed window to side aspect, tiled flooring, low level w.c., corner hand wash basin with tiled splash back.

Open Plan Lounge/Dining/Family Room 22'5" x 12'0" reducing to 11'6" (6.84m x 3.66m reducing to 3.52m)

A spacious room with window to front aspect, radiator, power points, television point, exposed floorboards, open plan access leading to;

Kitchen/Breakfast Room 15'2" x 10'4" (4.63m x 3.15m)

Window to rear aspect, glazed French doors leading to garden, engineered timber floor, radiator, a range of shaker style kitchen units with solid wood work surface, stainless steel sink drainer with tiled splash backs, integrated appliances including electric double oven, ceramic hob, stainless steel chimney extractor, dishwasher, television point, inset LED ceiling lighting, door giving access to;





Utility Room 8'9" x 5'9" (2.69m x 1.77m)

Glazed door to side leading to garage, tiled flooring, oil fired combination boiler for hot water and central heating, fitted work surface, wall cupboards, plumbing for washing machine, power points.

First Floor Landing

Window to side aspect, loft access (with loft ladder - loft is part boarded), power points, doors leading off;

Bedroom 1 14'10" reducing to 11'11" x 9'11" (4.54m reducing to 3.64m x 3.04m)

Window to front aspect, radiator, power points, television point, built-in wardrobe with sliding doors, door giving access to;

En-Suite Cloakroom

Ventilation, low level w.c., exposed brick work to wall, hand wash basin.

Bedroom 2 23'6" x 8'2" reducing to 5'5" (7.17m x 2.5m reducing to 1.66m)

Window to rear aspect, two radiators, power points.

Bedroom 3 10'11" x 7'10" increasing to 9'4" (3.33m x 2.4m increasing to 2.87m)

Window to rear aspect, radiator, power points, television point.

Directions

On arriving in the village centre on the Repps Road, turn right onto Rollesby Road, where the property can be found a short way along on the left hand side.



Bathroom 8'9" x 6'3" (2.69m x 1.92m)

Obscure glazed window to side aspect, tiled flooring, heated towel rail, white suite comprising of pedestal hand wash basin with panelled splash backs, low level w.c., panelled bath with panelled surround and shower over, ventilation.

Outside

The property offers parking space to the front via an attractive brick weave driveway area with raised beds to corner, low level brick wall to front boundary. The driveway extends to the side of the property to garage.

Garage/Workshop 28'10" x 11'0" reducing to 8'0" at max (8.81m x 3.36m reducing to 2.45m at max)

Timber constructed with windows to side and rear, door giving access to rear garden and door leading from the utility room, brick weave floor surface, power and lighting.

Garden

The property offers a delightful enclosed rear garden with close board panel fencing to boundaries, patio area directly to the rear of the property, the rear garden is predominately laid to lawn with timber garden shed, uPVC oil storage tank, external water supply.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: B.

Energy Performance Certificate (EPC)

EPC Rating: D.

Location

Martham near Great Yarmouth is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with village green and pond, and lies partly in the Norfolk Broad National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth. Visitors and locals play host to events such as the Beer Festival, Scarecrow Festival and Carnival during summer months.

Reference

PJL/S9851



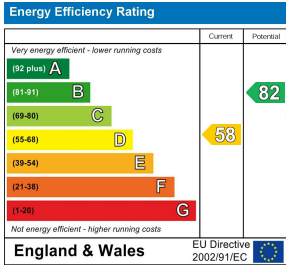
Floor Plans



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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