



Aldreds
Estate Agents

2 The Pippins Back Lane, Rollesby, NR29 5EE

£295,000



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£295,000

2 The Pippins Back Lane

Rollsby, NR29 5EE

- Deceptively Spacious Chalet Bungalow
- 22ft Lounge and Conservatory
- Nicely Modernised Throughout
- Delightful Garden
- Lovely Rural Village Location
- Three bedrooms
- Kitchen Breakfast Room
- Oil Central Heating
- Driveway Parking, Carport & Garage
- Must View to Appreciate!

Aldreds are delighted to offer this beautifully presented three bedroom chalet bungalow, located in a desirable position within the popular Broadland village of Rollsby. Tastefully improved and updated by the current owners, this deceptively spacious property offers accommodation including an entrance hall, kitchen breakfast room, porch/utility, a 22ft lounge, conservatory, shower room, two ground floor bedrooms and a generous first floor bedroom with attractive garden views. The property offers oil fired central heating, driveway parking with car port and garage and a delightful garden. Early internal viewing is highly recommended to appreciate this well appointed property.



Entrance Hall

Part glazed composite entrance door, contemporary style vertical radiator, stairs to first floor, power points, doors leading off;

Kitchen/Diner 15'10" x 9'8" at max (4.83m x 2.96m at max)

A spacious double aspect room with windows to side and rear, tiled floor, a range of kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mono bloc tap, power points, electric cooker point, extractor, electric meter cupboard, radiator, integrated fridge and washing machine, part glazed door giving access to;

Rear Porch/Utility

With windows to side and rear aspects, part glazed door to rear garden, tiled flooring, fitted work surface, power points, plumbing for washing machine, wall light.





Lounge 22'3" x 10'4" at max (6.8m x 3.17m at max)
Brick built fireplace surround with a tiled hearth, two contemporary vertical radiators, wall lighting, power points, television point, glazed French doors giving access to;

Conservatory 10'9" x 8'7" at max (3.28m x 2.64m at max)
Of a uPVC sealed unit double glazed construction with pitched glazed roof with glazed French doors to rear garden, tiled flooring.

Bedroom 1 10'5" x 9'8" (3.18m x 2.96m)
Window to front aspect, radiator, power points, cupboard housing hot water cylinder with immersion heater, under stair cupboard.

Bedroom 2 9'8" x 7'10" at max (2.96m x 2.41m at max)
Window to front aspect, radiator, power points.

Shower Room
Obscure glazed window to side aspect, tiled walls and floor, double size shower cubicle with fixed screen, electric shower attachment, fitted unit housing low level w.c. with enclosed cistern and hand wash basin with mono bloc tap, radiator, ventilation.

Directions

On arriving in the village of Rollesby on the main road heading North West from Great Yarmouth proceed over the bridge dividing Rollesby and Ormesby Broad, before taking the first right hand turn into Back Lane, continue as the road bears round to the left where the property can be found a short way along on the left hand side, located by our FOR SALE board.



Stairs To First Floor Landing

Door giving access to eaves storage space housing oil fired boiler for hot water and central heating, door to;

Bedroom 3 20'6" x 10'10" reducing to 7'6" (6.27m x 3.31m reducing to 2.3m)

Window to rear aspect, radiator, power points, access to roof eaves.

Outside

The property occupies a generous plot with spacious gardens to front and rear, vehicular access via a driveway extending to the side of the property under a carport leading onto a brick built single garage with front facing up and over door, side service door. The rear garden is nicely enclosed by close board panel fencing to boundaries, mature tree planting and variety of well stocked shrubbery, greenhouse, timber garden shed.

Tenure

Freehold.

Energy Performance Certificate (EPC)

EPC Rating: D.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council. Band:

Location

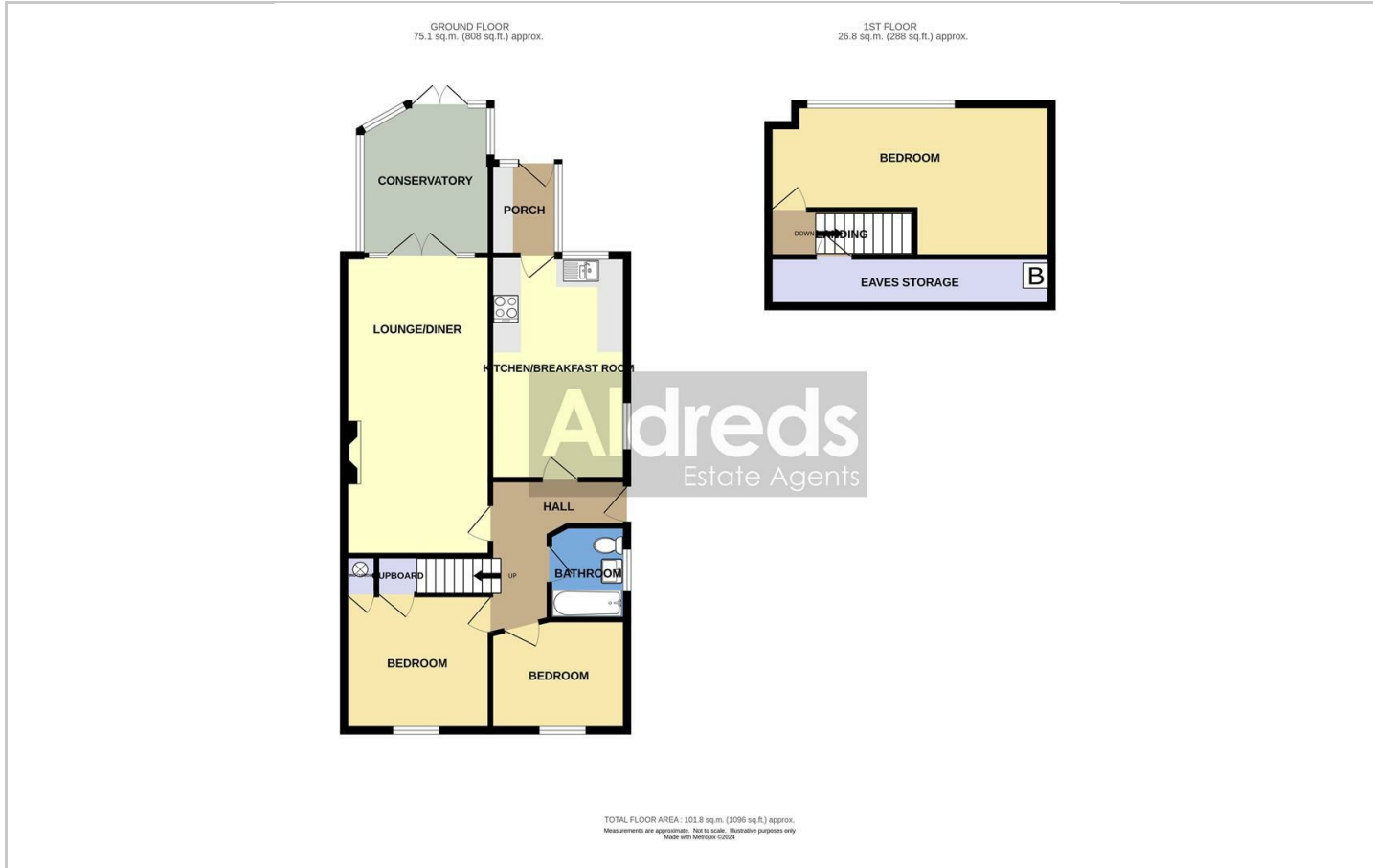
Rollesby is a rural village in East Norfolk, located on the A149 just 8 miles North West of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft. The village has a Primary School, village hall and park, a well-stocked farm shop, small business 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

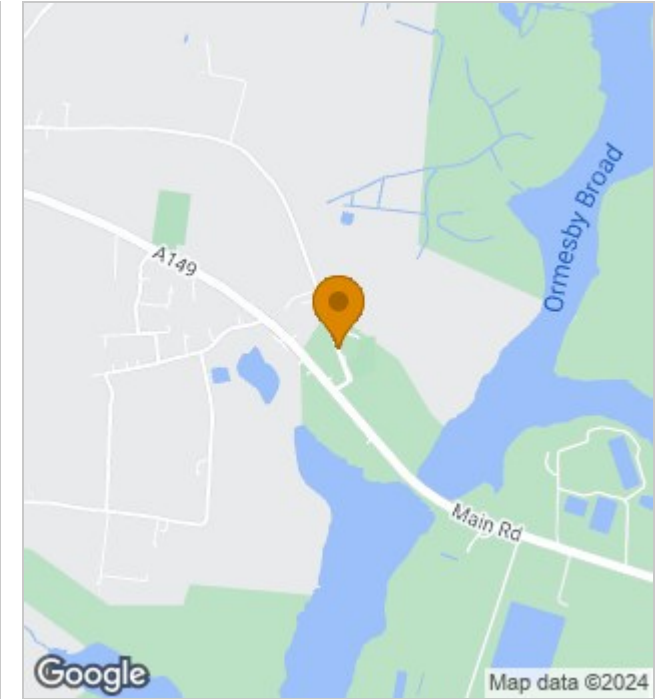
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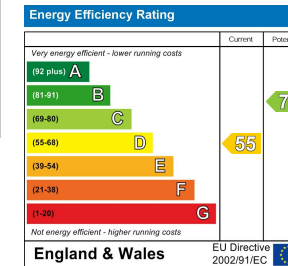
Floor Plans



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.

Disclaimer

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