



1 Spring Cottage Main Road, Rollesby

£280,000 Freehold

This beautifully presented semi-detached property offers an ideal setting for families seeking a comfortable and spacious home. Boasting three well-sized bedrooms, this house incorporates a well-considered layout that enhances everyday living. With its practical layout, ample storage options, and sought-after location, this property embodies the essence of modern suburban living.

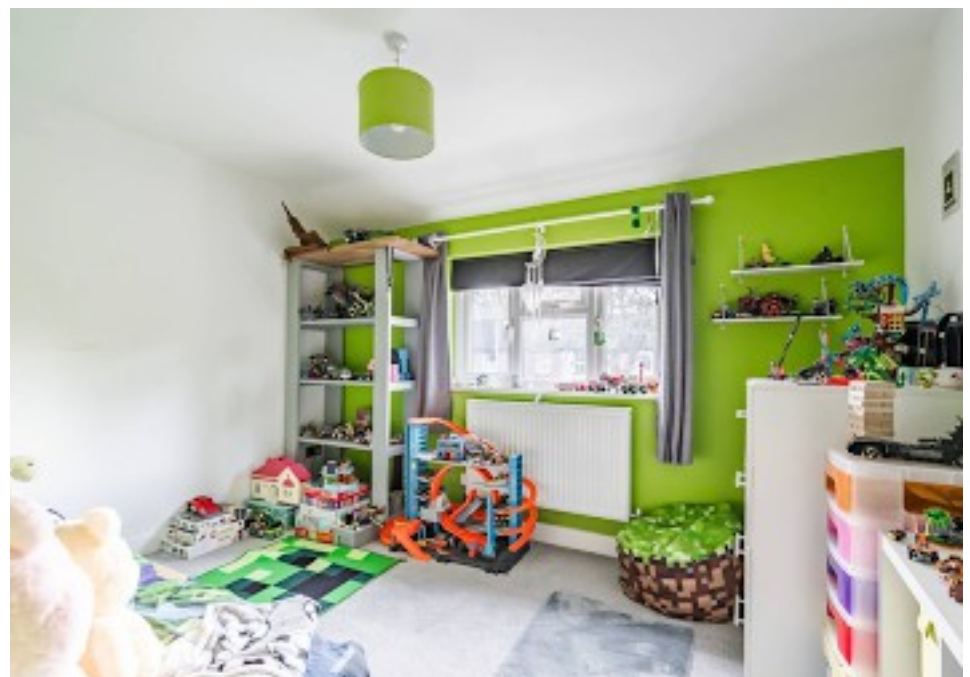
Location

Nestled in the picturesque village of Rollesby, Spring Cottage enjoys a serene rural setting while offering convenient access to essential amenities. This charming property is located on Main Road, just moments from the tranquil waters of Rollesby Broad, part of the Norfolk Broads National Park. The area is renowned for its stunning natural beauty, with opportunities for boating, fishing, and countryside walks right on your doorstep. Despite its peaceful surroundings, the property is well-connected, with the vibrant seaside town of Great Yarmouth just a 15-minute drive away and the historic city of Norwich reachable in under 30 minutes. Local pubs, shops, and schools make this an ideal location for families, professionals, or anyone seeking a blend of rural charm and modern convenience.



Main Road

Upon entry into the hallway, the lounge exudes a sense of openness and natural light, thanks to the front and rear windows. The well-sized kitchen adjacent to the lounge features matching base and wall units, with ample space for a dining area nearby. Equipped with a sink, drainer, electric oven, hob, dishwasher, and washing machine, this kitchen caters effortlessly to modern living.



To the rear of the kitchen lies a snug area with additional storage options and views to the front, providing a cosy nook for relaxation.

As you ascend the stairs, three bedrooms await, each offering comfort and privacy. A well-appointed family bathroom completes the upstairs layout, boasting a bath with a shower over and an extra storage cupboard off the landing for convenience.

Externally, the property offers a front garden, driveway space for up to three vehicles, and a rear garden. The easily maintained rear garden provides a private space, featuring a sizeable lawn area and a large shed with potential for versatile usage as an outbuilding for storage needs.

Benefiting from its convenient location, residents will appreciate the connectivity to nearby amenities, with Great Yarmouth just a 15-minute drive away. The property is situated in a well-connected area, offering the perfect balance of tranquillity and accessibility to urban conveniences.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

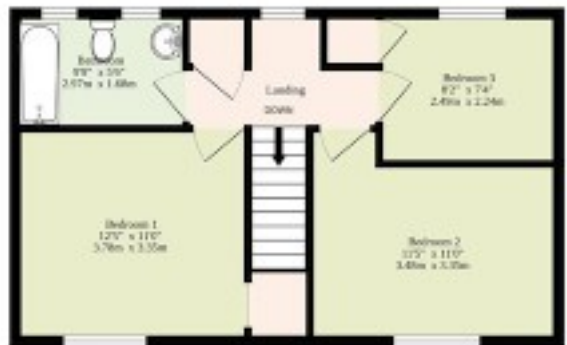
EPC Environmental Impact Rating: F



Ground Floor
511 sq.ft. (47.5 sq.m.) approx.



1st Floor
400 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA - 951 sq.ft. (88.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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