



6 Park View Avenue, Rollesby

Great Yarmouth

Minors & Brady

## 6 Park View Avenue

Rollesby, Great Yarmouth

In the Norfolk village of Rollesby, this detached bungalow combines comfortable living with a relaxed, village lifestyle. Boasting a generous plot, the home features a welcoming entrance hall, a bright sitting room with a cosy multi-fuel burner, and a well-appointed kitchen with a convenient utility area. Two double bedrooms include one that opens into a sunlit conservatory, while the bathroom offers a modern three-piece suite. Outside, a private, well-maintained garden with a patio, lawn, and multiple storage sheds is complemented by a paved driveway and detached garage, providing the perfect space for outdoor enjoyment, entertaining, and everyday convenience.

- Detached bungalow situated on a generous size plot in the Norfolk village of Rollesby
- Perfect choice for someone looking to downsize
- Sitting room accentuated by a large window and a multi-fuel burner, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, an induction hob, under-counter areas for appliances and a utility room for laundry goods
- Two double bedrooms, one opening into a light-filled conservatory that extends the reception space
- Bathroom comprising of a three-piece suite
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and multiple storage sheds
- A paved driveway providing off-road parking and a detached garage for storage options
- Close to the coast, local shops, healthcare facilities and transport links



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### Location

Park View Avenue is a quiet residential street located in the charming village of Rollesby, in Norfolk. The village sits just a few miles inland from the Norfolk Broads and the North Sea coast, providing residents with easy access to sandy beaches, watersports, and scenic waterfront walks. Rollesby itself is small but well-served, with a local convenience store, a post office, and a village hall that hosts community events. For broader shopping needs, the nearby town of Great Yarmouth is only a short drive away, offering supermarkets, high street shops, and leisure facilities. Families benefit from proximity to Rollesby Primary School and nursery, with secondary schools available in surrounding towns.

Healthcare needs are met locally via nearby GP surgeries and dental practices, while hospitals and specialist services can be accessed in Great Yarmouth. Transport links are practical, with local bus routes connecting Rollesby to nearby towns, and the A149 providing straightforward road access to the coast and the wider Norfolk area. Surrounded by fields, woodland, and the tranquil waterways of the Broads, Park View Avenue combines rural serenity with convenient access to essential amenities and coastal recreation.



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From the moment you step into the welcoming entrance hall, a sense of warmth and homeliness pervades, setting the tone for the rest of the property. The sitting room, bathed in natural light from a large front-facing window, becomes a true focal point of the home. A multi-fuel burner adds both character and a cosy ambiance, perfect for relaxing evenings or entertaining friends and family. The adjoining kitchen is thoughtfully designed, featuring fitted cabinetry, an induction hob, and under-counter spaces for appliances, complemented by a practical utility room to handle laundry and household essentials efficiently.

Two generous double bedrooms provide comfort and privacy, with one opening directly into a light-filled conservatory, seamlessly extending the living space and offering a quiet spot to enjoy the garden throughout the year. The family bathroom comprises a well-appointed three-piece suite, balancing style with functionality.

Outside, the property continues to impress. A private, well-maintained garden provides an inviting space for outdoor living, with a paved patio ideal for seating and entertaining, expansive lawns, and multiple storage sheds to accommodate hobbies or gardening equipment. Off-road parking is available on the paved driveway, with the added convenience of a detached garage offering additional storage options.

### Agents note

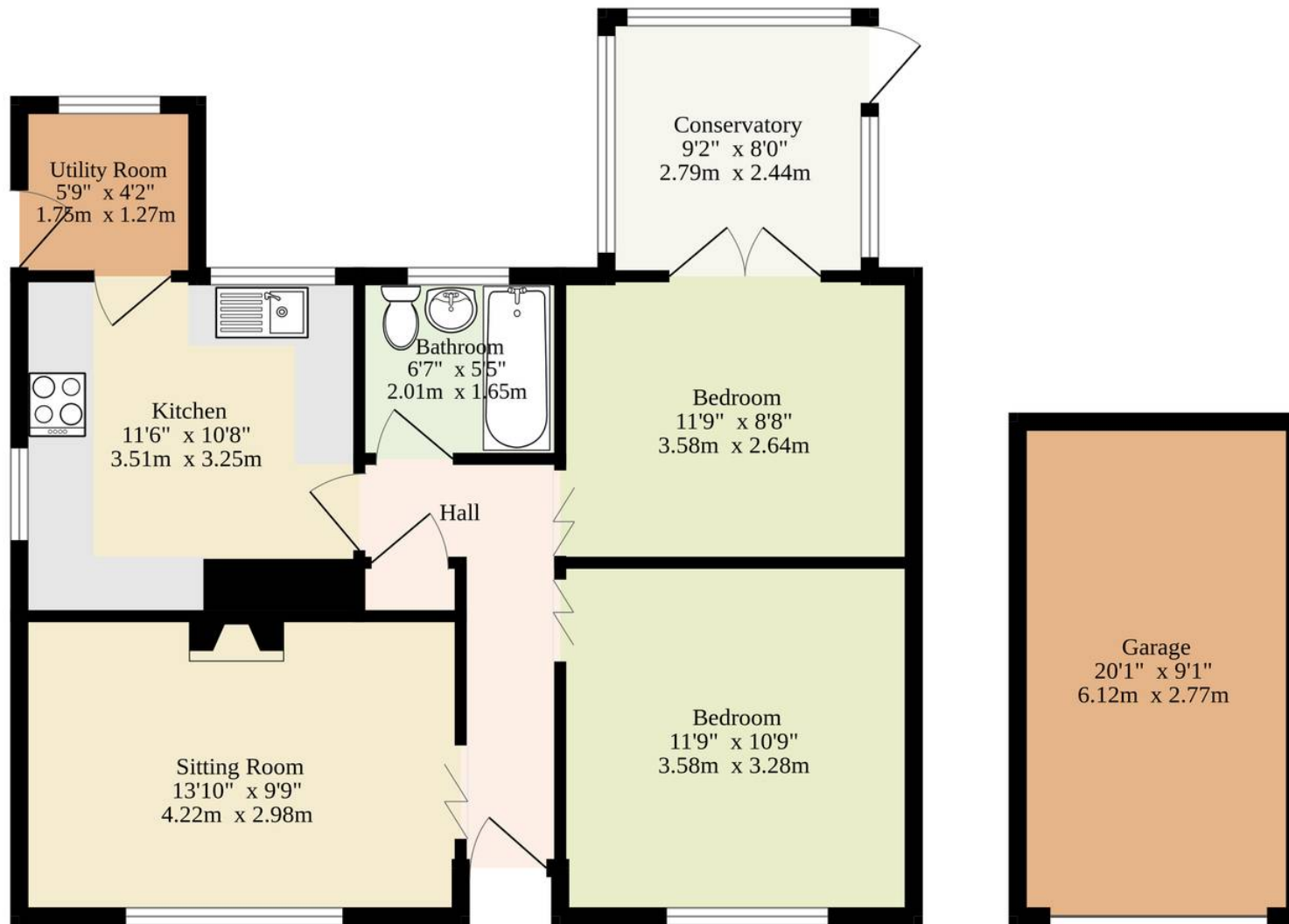
Freehold

Oil heating system (recently had a new oil tank)

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**Ground Floor**  
**906 sq.ft. (84.2 sq.m.) approx.**



Sqft Includes The Garage

**TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.**

Whilst 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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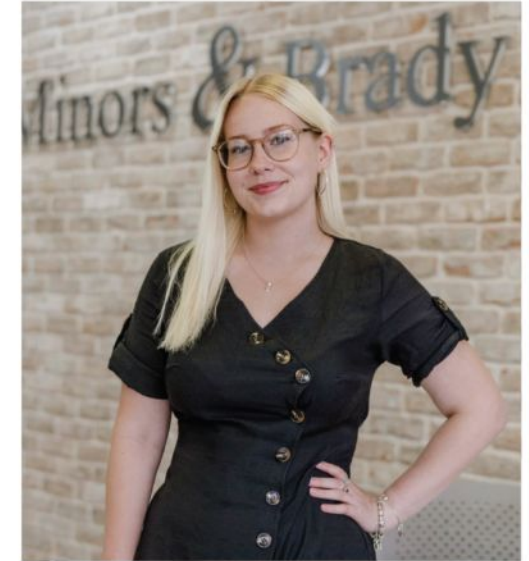
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