



1 Park View Avenue, Rollesby

Great Yarmouth



Minors & Brady

1 Park View Avenue

Rollesby, Great Yarmouth

A home that works for the way you actually live, set on a large corner plot in the well-placed village of Rollesby, this detached bungalow offers single-storey living with a previously renovated modern interior, ready to adapt to your own style. Open-plan kitchen, dining and living space flows effortlessly to a private, well-maintained garden through bi-fold doors, while three bedrooms, including a principal suite with en-suite, and a contemporary family bathroom provide comfort and privacy. With a paved driveway and garage/workshop, there's space for parking, storage and everyday practicality. Whether you're downsizing, seeking a turn-key layout, or need a home that simply makes routine easier, this is a calm, connected base with village life and open landscape on your doorstep.

- Detached bungalow proudly positioned on a large corner plot within the Norfolk village of Rollesby
- Modern interior that has been previously renovated, ready for you to adapt to your own preferences and style
- Suitable for someone looking to downsize, families looking for a turn-key interior, or if you require a single level layout
- Open-plan kitchen/dining/living room that creates an effortless flow for relaxation and entertaining
- Kitchen is equipped with stylish Navy cabinetry, an integrated oven, an induction hob, a dishwasher and a fridge/freezer, with a breakfast bar for casual dining
- Bi-fold doors that draws in the natural light and creates a seamless transition between the indoor and outdoor spaces
- Three bedrooms offering comfort and privacy, complemented by a private en-suite and a contemporary family bathroom
- A private, maintained garden featuring a patio for seating arrangements, a laid to lawn and planted beds around the borders
- A paved driveway providing off-road parking and a garage/workshop for storage options

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Location

Park View Avenue sits within the village of Rollesby, in the county of Norfolk, a compact settlement on the eastern edge of the Trinity Broads network, with Rollesby Broad just to the north. Daily essentials are handled locally at Martham Co-op and a handful of independent stores in nearby Martham, including a pharmacy and post office. Families draw on close schooling options such as Martham Academy for early years and primary, while secondary pupils typically attend Flegg High Ormiston Academy. The street lies only a short drive west of Martham's amenities and roughly 2–3 miles from the village itself, keeping the pace rural without being isolated.

Road access is direct via the A149, linking the area north to coastal villages and south toward Great Yarmouth, with bus services connecting through Rollesby to Martham and onward. Rail travel is managed from Acle around 5 miles away for wider links toward the city of Norwich. The nearest coast is within 4–6 miles, most commonly reached at Winterton-on-Sea or Caister-on-Sea, offering long sands, sea air commutes, and year-round shoreline routines rather than tourism posturing. Life here centres on low traffic, open skies, water-side walking, small community patterns, and quick coastal access when the weather pulls you there—boating, fishing, beach runs, or dog loops on the coast are simply part of the radius.



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The property has been thoughtfully modernised, previously renovated to deliver a clean, contemporary interior that's ready to live in from day one, but with plenty of scope for personal expression. Whether you're looking to downsize, need the practicality of single-storey living, or want a home that doesn't ask anything of you beyond unpacking and settling in, the layout works without strain for families, professionals or those seeking a smoother routine.

A welcoming entrance hall sets the tone, bright and quietly practical, with a storage cupboard applied exactly where you want it, ready for outdoor wear. From here, the home opens up into its open-plan kitchen, dining and living space, creating a fluid, connected setting that accommodates both slow mornings and busy evenings with equal comfort.

The kitchen is defined by deep navy cabinetry, balanced, modern, grounded rather than loud, paired with integrated appliances including an oven, induction hob, dishwasher and fridge/freezer. A breakfast bar anchors the space for informal dining, a place for coffee, conversation or the daily paper rather than formal occasions. Bi-fold doors fold back the boundary between inside and out, drawing in natural light and extending the room towards the garden beyond, ideal in warmer months when living expands outdoors and social plans become less structured.



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Three bedrooms offer calm and privacy, including a principal suite with its own en-suite, along with a contemporary family bathroom finished with simplicity and function in mind.

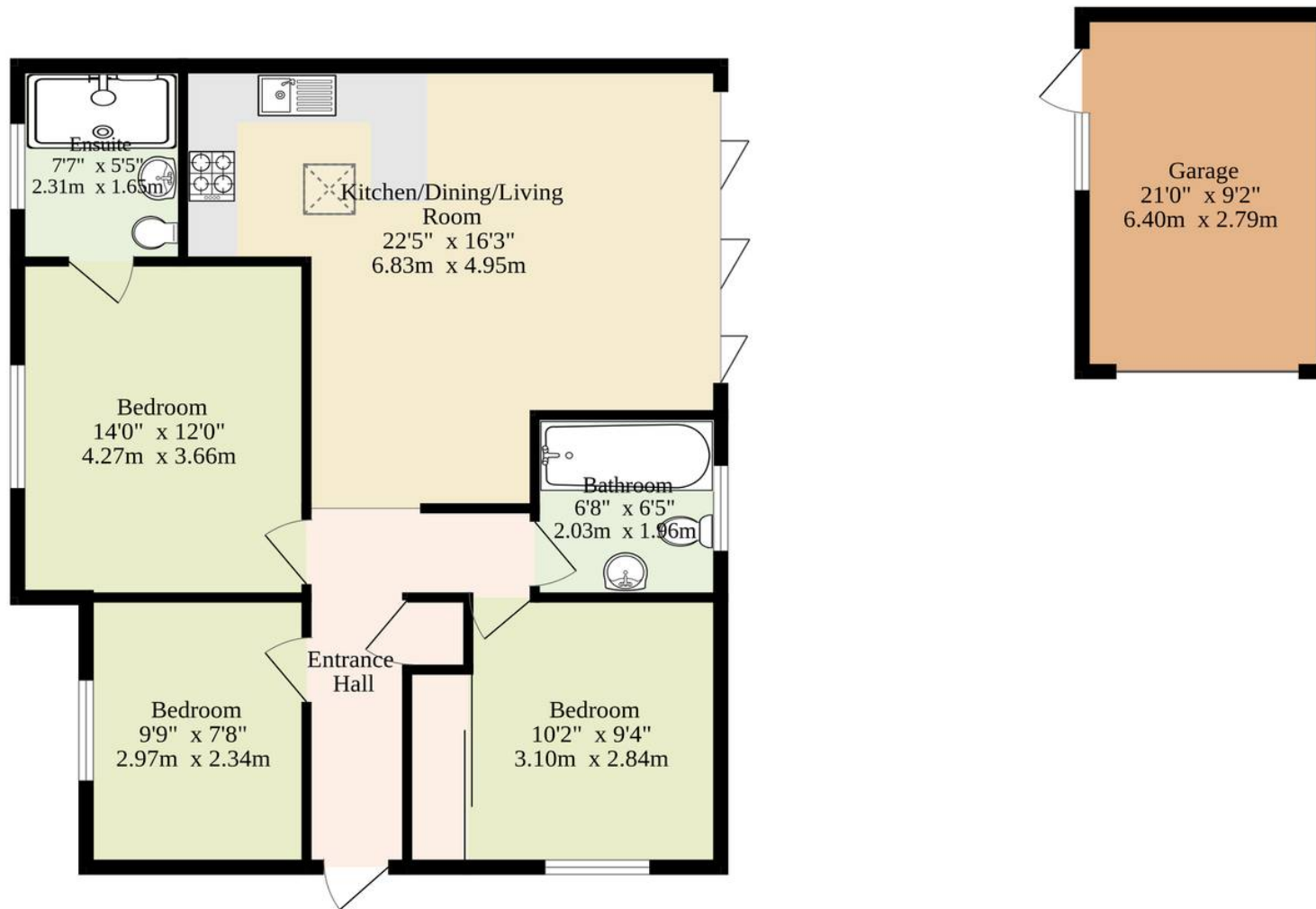
Outside, the garden has been carefully tended, with a patio positioned for unhurried seating, a lawn that offers space without demanding upkeep, and planted beds softly framing the borders. The front garden and exterior façade mirror this sense of quiet care, giving the home a presence that's composed, effortless and well-kept. A paved driveway provides off-road parking, alongside a garage/workshop with room for storage, hobbies or projects that require a little more than a garden shed can offer.

Agents note

Freehold



Ground Floor
1046 sq.ft. (97.2 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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