



12 Coronation Avenue, Rollesby
Great Yarmouth



Minors & Brady

12 Coronation Avenue

Rollesby, Great Yarmouth

This fully renovated home has been transformed with care, offering modern finishes, upgraded fixtures and fittings, and a layout designed for practical everyday living. Two reception rooms with solid oak flooring lead through to an impressive kitchen extension, complete with integrated appliances, a central island, a skylight and French doors to the garden. Upstairs, three well-finished bedrooms sit alongside a contemporary four-piece bathroom with underfloor heating. The private rear garden includes a fully insulated, powered timber outbuilding ideal for a studio or workspace, while the generous corner plot provides valuable off-road parking and direct access to countryside walks. Move-in ready and thoughtfully improved, it offers space, versatility and modern comfort in equal measure.

Agents Notes

Freehold

Connected to mains water and electricity.

LPG heating system.



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- Semi-detached residence situated at the head of a Rollesby close with open fields to the rear
- Sought-after location offering direct access to countryside footpaths and convenient access to local amenities
- Full renovation including complete rewire, new central heating system and upgraded fixtures and fittings
- Extended kitchen featuring skylight, central island, integrated appliances and French doors to the garden
- Two reception rooms with solid oak flooring and flexible use options
- Cast-iron wood burner with timber mantle and tiled hearth in the main sitting room
- Utility area with additional storage and a ground-floor cloakroom
- Three bedrooms all freshly decorated, with built-in storage to two rooms
- Modern four-piece bathroom including underfloor heating and contemporary fittings
- Private, south-facing rear garden with mature planting, insulated powered outbuilding and newly installed boundary fencing



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Rollesby

Coronation Avenue sits in a quiet residential pocket of Rollesby, a Broadland village surrounded by open countryside and just a short drive from the Norfolk coast. The setting feels spacious and rural, with the Martham Broad National Nature Reserve and the wider Trinity Broads landscape shaping a calm, outdoors-friendly lifestyle. The coast is close enough for regular trips, Winterton-on-Sea and Hemsby are around 10–15 minutes away, giving easy access to beaches, dunes, and coastal walks.

Within the village, day-to-day needs are covered by Rollesby Village Shop & Post Office, the Furzedown Hotel restaurant in nearby Ormesby, and several pubs and cafés across the Ormesby–Martham area. Larger supermarkets are a short drive away: Tesco Superstore (Caister-on-Sea), Lidl (Caister-on-Sea), Aldi (Great Yarmouth), and Sainsbury's (Great Yarmouth). Schools are also close, with Rollesby Primary School in the village and Flegg High Ormiston Academy in Martham serving as the nearest secondary.

Transport links are practical for a rural setting: the A149 runs just west of the village, connecting quickly to Great Yarmouth, Caister, and Stalham, while local bus routes link Rollesby with surrounding villages and the coast. This makes Coronation Avenue well-placed for anyone wanting a quieter, countryside-led lifestyle without losing access to essential services, beaches, and larger towns.



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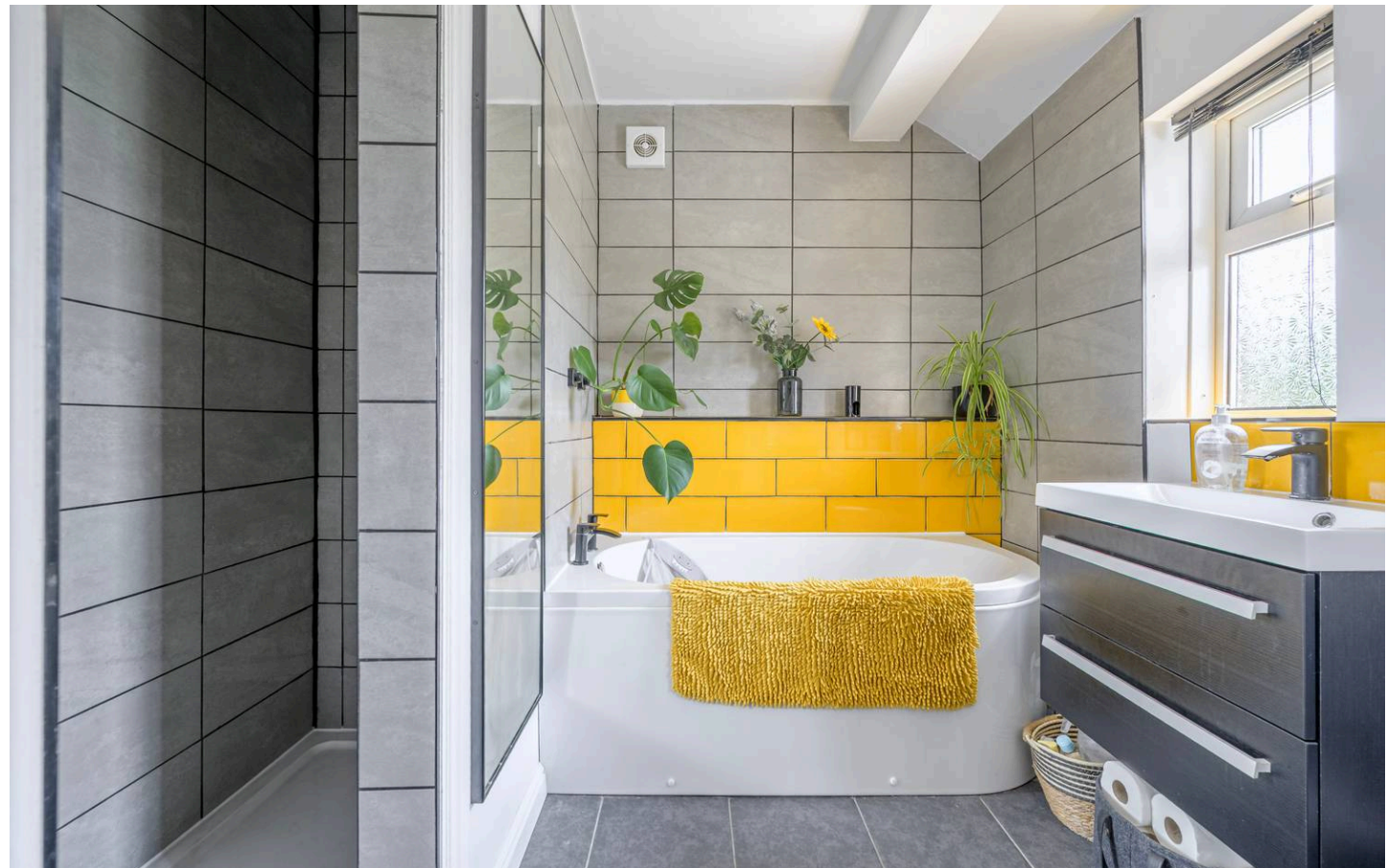
Recently transformed through a full renovation, this semi-detached home now offers a smart, contemporary layout with a strong emphasis on quality finishes, practical design and everyday comfort. A significant rear extension has created an impressive modern kitchen, while the rest of the house has been thoughtfully updated with new wiring, a new central heating system and a complete refresh of fixtures and fittings.

Positioned at the head of a quiet close and backing onto open fields, the property enjoys a sense of space and privacy. A shingle driveway sits to the front, framed by newly installed fencing that continues around the garden, giving the home a well-finished, cohesive appearance from the outset.

A central lobby sets the tone for the interior, offering access to all ground-floor rooms and a useful storage area beneath the stairs, currently used as a home office.

To the right, the dual-aspect sitting room features solid oak flooring and French doors opening onto the patio. A cast-iron wood burner with a timber mantle and tiled hearth provides a focal point, complemented by the room's generous natural light.

Across the hall, the second reception room offers flexibility as a dining room, playroom or snug, with views over the close and the same high-quality flooring.



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The rear extension is the standout feature of the home. The kitchen is fitted with integrated fridge, freezer, dishwasher, oven and hob, along with extensive cabinetry and a central island that doubles as a breakfast bar. A large skylight draws light into the space, while French doors open directly onto the decking for easy indoor-outdoor living. The adjoining utility area provides further storage and appliance space, and the ground-floor cloakroom is finished with modern fittings including a heated towel rail.

Upstairs, the landing leads to three bedrooms. The smallest is ideal as a nursery or single bedroom, complete with built-in storage. Two further double rooms offer peaceful outlooks, one enjoying views across the fields. All have been freshly decorated with new plasterwork, flooring and fixtures. The family bathroom has been fully refitted with a bath, separate shower, floating vanity, heated towel rail and underfloor heating.

The south-facing rear garden is fully enclosed and enjoys excellent privacy, with mature planting forming natural boundaries. A wide lawn offers scope for families, gardening or future landscaping ideas. The bespoke timber outbuilding, fully insulated and powered, provides a multi-use garden room suitable for a studio, workshop, gym or home office. A gate leads directly to a public footpath, ideal for dog walking or countryside strolls.

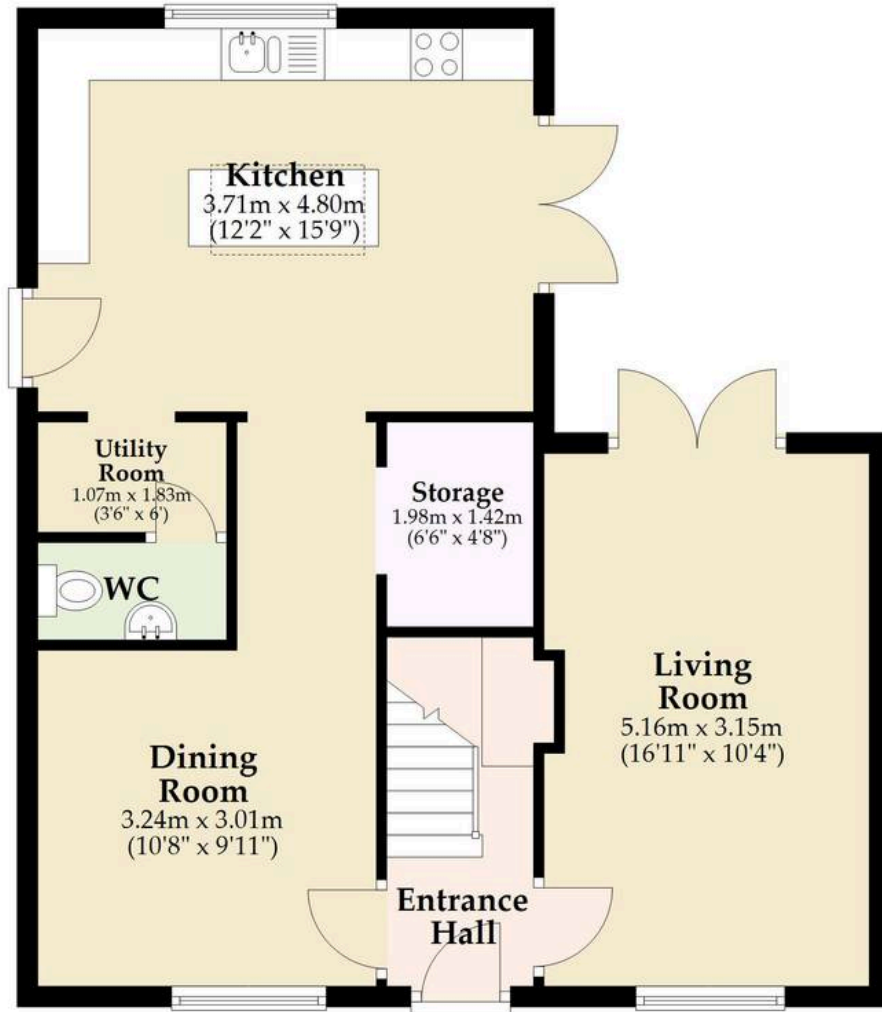
This is a home that has been comprehensively improved, extended and finished with care, offering modern fixtures, thoughtful design and a layout suited to a wide range of buyers.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

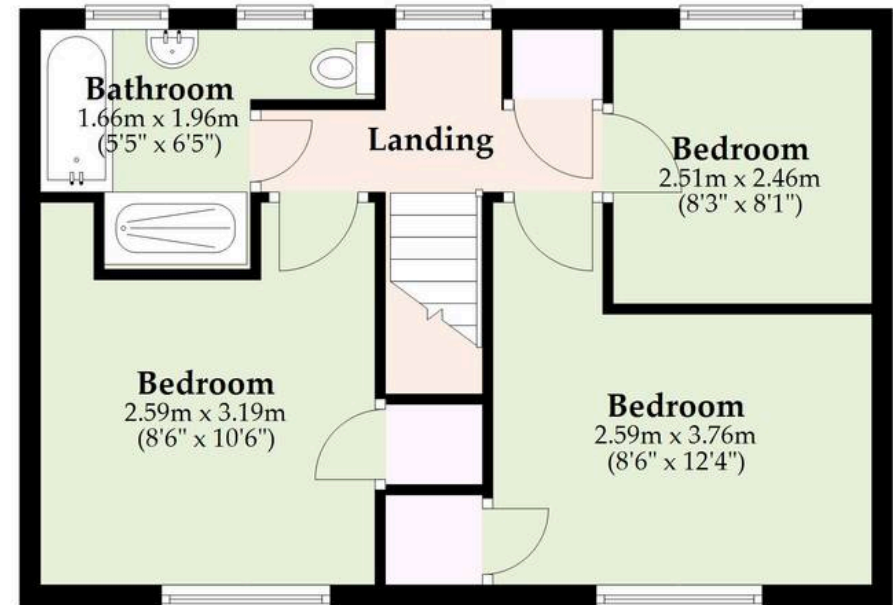
Ground Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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