

ORCHARD WAY

Fleggburgh, Great Yarmouth NR29 3AY

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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STARKINGS WATSON

- No Chain!
- Extended Detached Bungalow
- Sitting Room with Wood Burner
- En Suite to Main Bedroom
- Three Bedrooms
- Extended Kitchen/Breakfast Room
- Private Rear Gardens
- Driveway & Single Garage

No Chain! This EXTENDED detached BUNGALOW offers a rare opportunity to acquire a well presented home, with an OPEN PLAN LAYOUT and PRIVATE REAR GARDENS. Situated in the highly sought after village of Fleggburgh, the FAMOUS NORFOLK BROADS are within easy reach. The accommodation briefly comprises entrance hall, MAIN BEDROOM with EN SUITE SHOWER ROOM, two further double bedrooms, FAMILY BATHROOM, spacious OPEN PLAN SITTING and DINING ROOM with FEATURE WOOD-BURNING STOVE, and access to the EXTENDED KITCHEN/BREAKFAST ROOM with French Doors giving access to a carefully maintained lawned garden. Other benefits include oil fired central heating, double glazing, a shingle driveway providing off road parking for two/three cars and a SINGLE BRICK BUILT GARAGE with ELECTRIC ROLLER DOOR to front.

LOCATION

Fleggburgh is a sought after semi-rural village providing easy access to road links for Norwich City and Great Yarmouth. Located within the village is an active village hall, doctors surgery, primary school, country lanes for walking enthusiasts, a very popular village pub/restaurant and Broad Farm providing a venue for regular seasonal live music.

DIRECTIONS

You may wish to use your Sat-Nav (NR29 3AY), but to help

you...Proceed out of Great Yarmouth on the Caister Road. Take the first exit left at the Caister Roundabout and proceed along the Caister Bypass. Take the first exit left again signposted towards Filby, straight over the next roundabout into Filby. Proceed through the village, and into Fleggburgh, turning right just after the Kings Arms onto Town Road, proceed along Town Road, continuing straight onto Rollesby Road, turn right onto Tower Road and right again onto Orchard Way, where the property can be found on the right hand side, clearly identified by our For Sale board.

The property is approached via a shingle driveway providing off road parking for 2/3 cars which in turn leads to the single brick built garage with a lawned frontage, gate giving access to the rear of the property and a pathway leading to the front entrance.

uPVC double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, two radiators, coved ceiling with loft access hatch and doors to:

DOUBLE BEDROOM

15' 9" x 10' 1" (4.8m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling, door to:

EN SUITE

10' 10" x 4' 9" (3.3m x 1.45m) Three piece suite comprising low level W.C, contemporary style pedestal hand wash basin and mixer tap over, shower cubicle with mains shower, tiled splash backs, vinyl flooring, two heated towel rails, built-in storage cupboard, coved ceiling with extractor fan.

DOUBLE BEDROOM

10' 11" x 10' (3.33m x 3.05m) Fitted carpet, radiator, uPVC double glazed window to side.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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DOUBLE BEDROOM

10' 11" x 10' 2" (3.33m x 3.1m) Fitted carpet, radiator, uPVC double glazed window to rear.

FAMILY BATHROOM

Four piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, bidet, tiled splash backs, wall mounted vanity mirror with lighting, fitted carpet, radiator, uPVC obscure double glazed window to rear x2, coved ceiling.

SITTING ROOM

18' 1" x 10' 11" Max (5.51m x 3.33m) Cast iron wood burner set within a decorative fire place, fitted carpet, radiator, uPVC double glazed window to front, television point, coved ceiling, open plan to:

DINING ROOM

11' 6" x 9' 3" Max (3.51m x 2.82m) Fitted carpet, radiator, uPVC double glazed window to side, thermostat heating control, coved ceiling, door to:

KITCHEN/BREAKFAST ROOM

13' 2" x 12' 2" (4.01m x 3.71m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker and extractor fan over, space for fridge/freezer, space for dishwasher, space for washing machine, space for breakfast table, fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed French doors to rear, wall mounted oil fired central heating boiler, coved ceiling.

OUTSIDE

The property benefits from a well maintained and tended lawned rear garden with fenced borders, paved patio area, oil storage tank (replaced within the past 12 months) outside light, a range of maturing trees and pedestrian door to the garage.

GARAGE

17' 7" x 8' 9" (5.36m x 2.67m) Electric roller door to front, double glazed window to rear, door to side, power and lighting.



Floor Plan
Approximate Floor Area
1060 sq. ft
(98.47 sq. m)

Approx. Gross Internal Floor Area 1060 sq. ft / 98.47 sq. m