

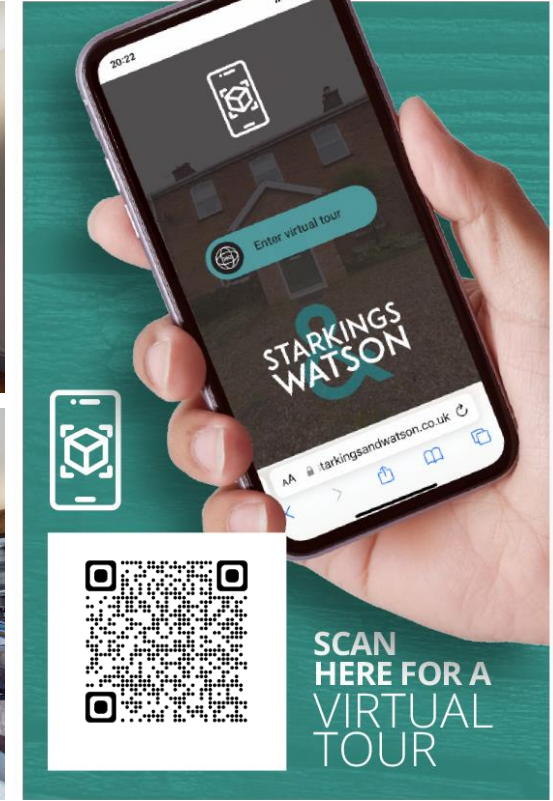
MAIN ROAD

# Fleggburgh, Great Yarmouth NR29 3BA

Freehold | Energy Efficiency Rating : E

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

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# STARKINGS & WATSON



- Characterful Home on a Corner Plot
- Close to Norfolk Broads
- Family Sized Accommodation
- Garden Room with Snug & Dining Space
- Kitchen/Breakfast Room
- Sitting Room with Exposed Brick Fireplace
- Three Double Bedrooms
- Garage, Parking & Gardens

### IN SUMMARY

Occupying a PROMINENT POSITION in the sought after village of FLEGGBURGH which is situated between FILBY BROAD and LILY BROAD, North West of GREAT YARMOUTH. As you approach this BEAUTIFUL PROPERTY after passing through the timber gates, it FEELS LIKE HOME. Stepping inside the PORCH and HALL ENTRANCE, doors then lead into the cloakroom, KITCHEN/DINING ROOM which has a TRIPLE ASPECT and space for a DINING TABLE. The sitting room has an EXPOSED BRICK FIREPLACE with TIMBER BEAM and a uPVC double glazed door into the GARDEN ROOM - which has VIEWS OVER THE GARDEN. Upstairs ALL THREE BEDROOMS are accessed off the landing, as is the FAMILY BATHROOM which has a LUXURY BATHROOM SUITE.

### SETTING THE SCENE

The property has a wonderful approach with a shingle driveway which passes through the timber gates and opens to a generous parking area and the front garden. Access is provided to the garage with a personnel and double doors, the lawn opposite runs in

an arc around the plot which is finished with laurel hedging and with a magnificent mature tree. A timber gate leads into the rear garden on the left hand side and passing through the archway on the right, there is an area of shingle and a storage shed.

### THE GRAND TOUR

Stepping over the threshold, there is a porch entrance with uPVC double glazed windows to side and an obscure glazed door which leads in the main hall. Once inside, the ground floor cloakroom can be found ahead with the stairs to the first floor adjacent. To the right, there is access provided to the kitchen/dining room which has a delightful triple aspect including a bay window facing to side which overlooks the garden. The kitchen itself has a butler sink and solid wood work surfaces with integrated cooking appliances and space for some white goods, set with stripped wood flooring underfoot. The sitting room has a dual aspect, luxury carpets and a characterful exposed brick built fireplace with a timber beam. Further exposed timbers can be found in the walls and ceiling and a uPVC double glazed door into the garden room. At the heart of this home the spectacular garden room has an area of seating, space for a table and storage of coats and boots when running in and out of the garden. With a warm roof added and central heating, this space can be used all year round as it enjoys the south sun at points in the day. Upstairs the hallway runs the full depth of the property with a window facing to front and rear, with a fitted carpet underfoot. The three bedrooms all branch from the



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landing of which two of the bedrooms have a dual aspect and the third a window facing to front. One bedroom benefits from cream built in wardrobes providing useful storage.

#### THE GREAT OUTDOORS

With a mosaic patio created outside the property which runs around the garden room, this leads to the main lawn which has flower beds at the border, a further corner patio and an area of plum slate which would be perfect for standing potted plantings on. Timber panel fencing is at the boundary with some high level hedging and climbing plants which keep the gardens private.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR29 3BA

What3Words : ///invents.conquests.offers

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**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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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**  
 1335.42 ft<sup>2</sup>  
 124.06 m<sup>2</sup>

**Reduced headroom**  
 3.73 ft<sup>2</sup>  
 0.35 m<sup>2</sup>

**Approximate total area<sup>(1)</sup>**  
 1335.42 ft<sup>2</sup>  
 124.06 m<sup>2</sup>

