

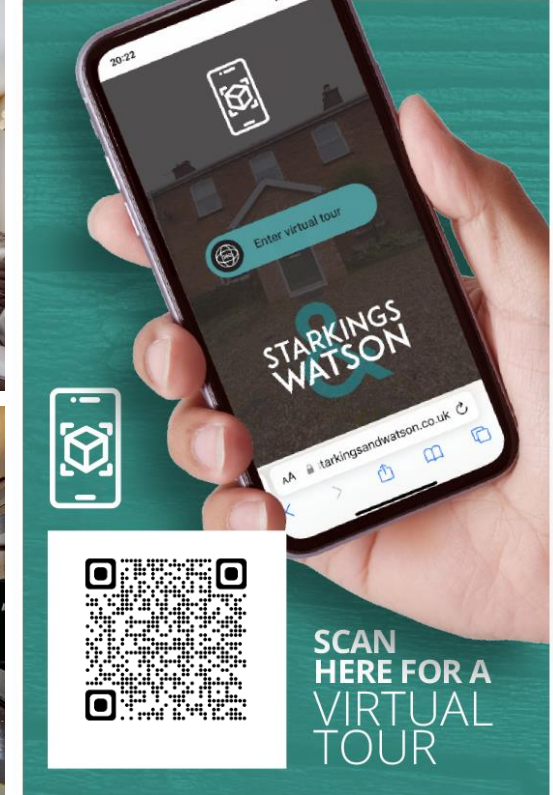
MAIN ROAD

Filby, Great Yarmouth NR29 3HN

Freehold | Energy Efficiency Rating : E

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Grade II Listed Home
- Gated Driveway & Parking
- Over 1800 Sq. ft (stms) of Accommodation
- Sitting Room with Wood Burner
- Kitchen/Breakfast Room
- Dining Room & Gym/Family Room
- Two Double Bedrooms
- Shower Room & Period Style Bathroom

IN SUMMARY

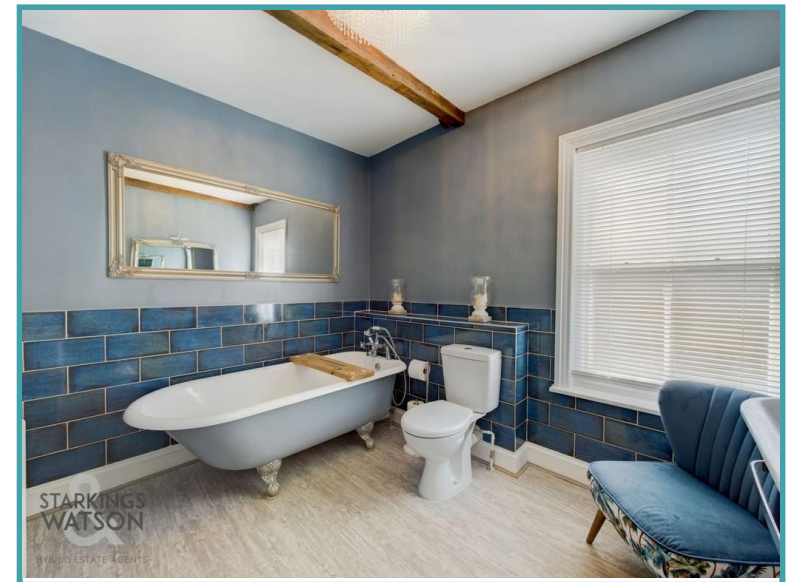
Siding onto Main Road, this ATTRACTIVE Grade II Listed detached home offers a BRIGHT and AIRY feel, with a MODERNISED INTERIOR and CHARACTER FEATURES. A walled and GATED DRIVEWAY leads to a parking area, mature LAWNED GARDENS with high level hedging, and over 1800 Sq. ft (stms) of accommodation internally. With a FLEXIBLE LAYOUT and still POTENTIAL to re-purpose the rooms, you will find a 23' SITTING ROOM with a GRAND brick built INGLENOK FIRE PLACE with an inset cast iron wood burner, modernised KITCHEN/BREAKFAST ROOM with CONTRASTING units and work surfaces, utility room, SHOWER ROOM with vertical radiator, DINING ROOM with attractive VAULTED CEILING and VELUX WINDOWS, and finally the 19' GYM with a vaulted ceiling and HUGE POTENTIAL for converting or use as a further reception room or study. Upstairs, the landing leads to TWO DUAL ASPECT double bedrooms - one with a BUILT-IN WARDROBE, and the PERIOD STYLE family bathroom with rolled top bath.

SETTING THE SCENE

Siding onto Main Road, a timber five bar gate leads to a shingle driveway and planted frontage. Timber fencing separates the driveway from the main gardens.

THE GRAND TOUR

Heading straight in you are greeted by the dual aspect sitting room, this spacious room offers a flexible space to either centre around the feature brick built inglenook fireplace with cast iron wood burner, or utilise the space for multiple seating areas, with wood flooring under foot, The smooth ceiling includes feature beams, whilst a door leads to the stairs to first floor landing. To the left, a door opens to the modernised kitchen/breakfast room which is finished with a contrasting range of wall and base level units, tiled flooring, a full range of integrated appliances and space for a Range style electric cooker, and dual aspect windows to front and side which give great natural light. The utility room is adjacent, offering further storage, and space for laundry appliances. Tiled flooring runs under foot, with a built-in under stairs storage cupboard, and adjacent shower room with tiled splash backs and vertical radiator. The dining room also offers a door to front, with a vaulted ceiling, exposed timber beams and velux windows again for great natural light. Wood flooring runs through and leading to double doors for the gym. The gym could be a family room, home office or downstairs bedroom space - finished with no less than four windows and two doors for great natural light. Heading upstairs, the landing



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includes a velux window to rear, double and single storage cupboards, with doors to two double dual aspect bedrooms -one with a built-in wardrobe, and finally the period style family bathroom with a rolled top bath and tiled splash backs. The property is finished with oil fired central heating, including a 2018 installed boiler.

THE GREAT OUTDOORS

Laid to lawn, the gardens wrap around the front and side of the property, with high level hedging and various mature planted beds. A shingle pathway wraps around the end of the garden with a timber shed providing useful storage.

OUT & ABOUT

Filby is a Broadland village situated approximately six miles from Great Yarmouth with a popular Post Office/general store situated near to Filby Broad. The village boasts attractive floral displays throughout the year, having received many prestigious awards from the annual entry to the local and National Villages in Bloom competition. There is a Primary School and regular bus service which operate links to Great Yarmouth and Norwich.

FIND US

Postcode : NR29 3HN

What3Words : ///shapeless.port.supposes

VIRTUAL TOUR

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

AGENTS NOTE

The property sits adjacent to the village hall.

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⁽¹⁾

1822.00 ft²
169.27 m²



Floor 1



Ground Floor

