



Minors & Brady



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## 8 Claxtons Gardens Town Road, Fleggburgh

£450,000 Freehold

Stunning 4 bed detached house in Fleggburgh village. Generous driveway & garage, church views. Bright lounge, separate dining room, gorgeous conservatory. Master ensuite. Stylish kitchen/diner. Enclosed rear garden. Close to amenities. Sophisticated, elegant, convenient. Book a viewing now.

Council Tax band: E

Tenure: Freehold



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### LOCATION

The extremely sought-after village of Fleggburgh is just 8.5 miles north-west of Great Yarmouth with the nearest railway station found at Acle. From Fleggburgh you enjoy easy access to the famous Norfolk Broads network as well as the sandy beaches of the east Norfolk Coast. Just down the road is the Award-winning Broadland village of Filby on the A1064 between Acle and Caister. Additionally, it is approximately 15.5 miles east of the cathedral City of Norwich offering a wide range of fantastic amenities. Fleggburgh itself has a very rural feel and offers popular local pub, village school, a doctor's surgery and a church, with the closest convenience shop being located a short distance into Filby. This location is ideal for those seeking a peaceful village lifestyle in the countryside



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## TOWN ROAD, FLEGGBURGH

Introducing this stunning 4 bedroom detached house located in the charming village of Fleggburgh, NR29. Boasting an array of desirable features, this property offers a truly exceptional living experience.

Upon arrival, you are greeted by a generously sized driveway and a garage, providing ample parking for multiple vehicles. The kerb appeal of this property is further enhanced by the beautiful church views, creating a sense of serenity and tranquillity.

Step inside, and you are welcomed into a bright and airy lounge, flooded with natural light. The pristine condition and tasteful decor create an inviting atmosphere, ideal for both relaxation and entertaining guests.

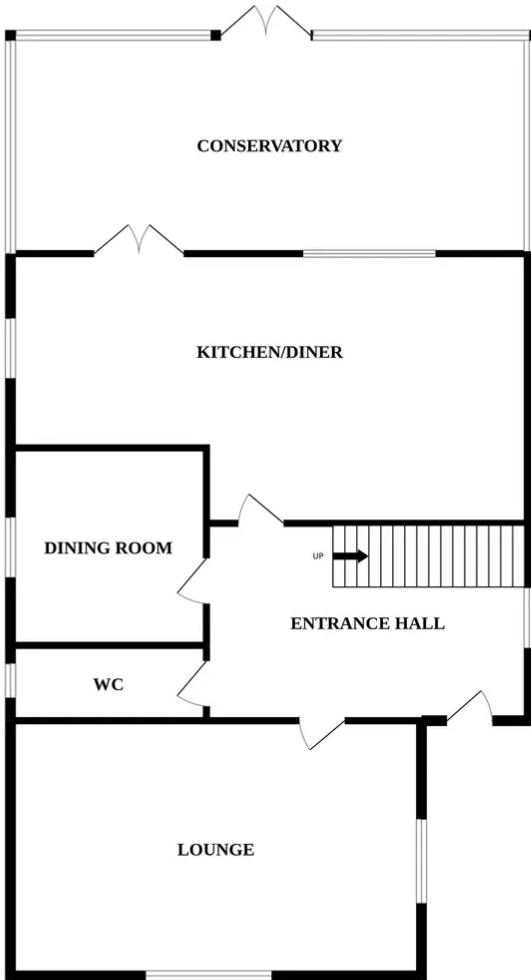
In addition to the lounge, there is a separate dining room, providing a versatile space for formal dining occasions or family gatherings.

One of the highlights of this remarkable property is the gorgeous conservatory, offering a seamless indoor-outdoor living experience. With its vast windows and stunning views of the surrounding gardens, this space is perfect for unwinding with a book or hosting summer parties.

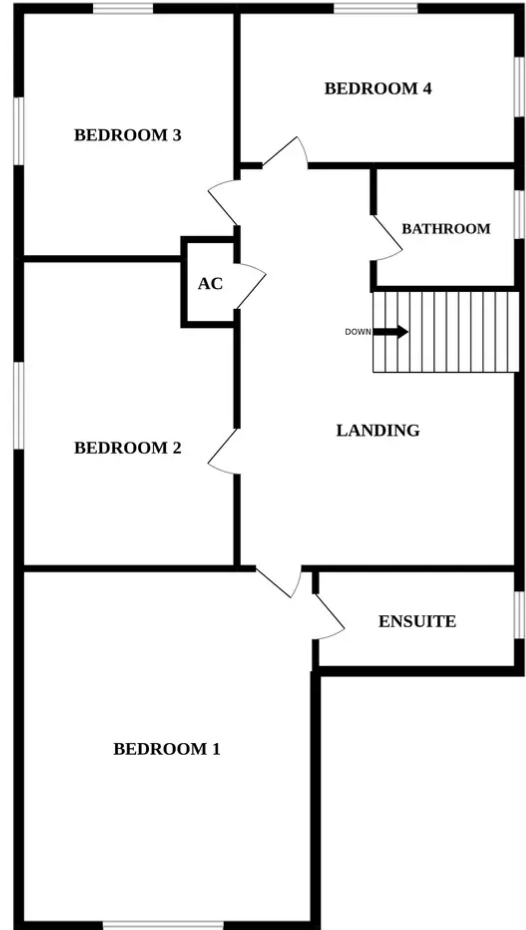


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GROUND FLOOR



1ST FLOOR



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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