

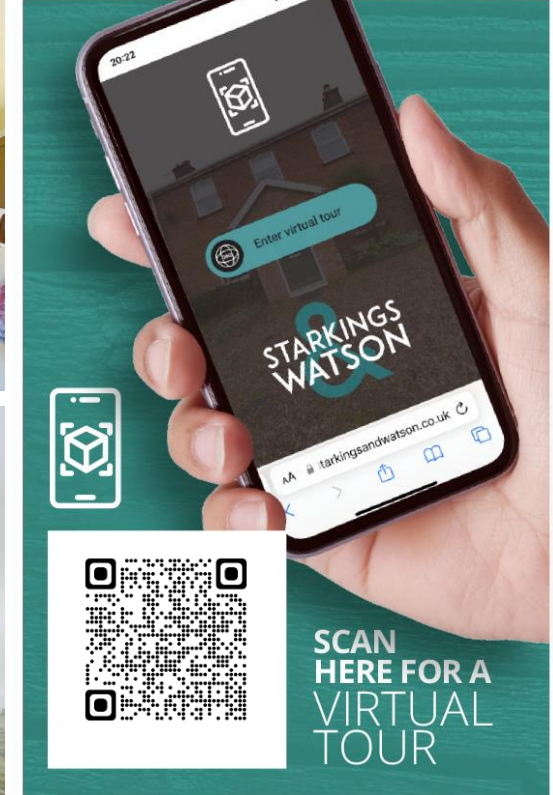
THRIGBY ROAD

Filby, Great Yarmouth NR29 3HJ

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

- Detached Home
- Set on 0.24 Acres (stms)
- Separate 15' Dining & 25' Sitting Room
- Kitchen with Central Island
- Family Bathroom with Bath & Shower
- Four Double Bedrooms
- Workshop & Outbuildings
- Sizeable Driveway

IN SUMMARY

A flawless DETACHED family house set upon 0.24 ACRES (stms) offering the perfect blend of MODERN LIVING with CHARACTER CHARM. The expansive living accommodation, roughly 1900 sq. ft (stms) spans across two floors with the ground floor offering a VERSATILE LIVING space featuring separate SITTING and DINING rooms, cloakroom and a kitchen with CENTRAL ISLAND and BREAKFAST BAR. The first floor gives access to FOUR DOUBLE BEDROOMS and the FAMILY BATHROOM. Externally there is a WELL MANICURED garden to the front, side and rear with multiple OUTBUILDINGS including a GARAGE offering a UTILITY SPACE and WORKSHOP offering functionality.

SETTING THE SCENE

The property is well set back from the road with a large lawn frontage, shingle driveway sweeping from the right to the front of the property giving access to the extended garage offering a utility space. Mature trees line the adjacent side of the front lawn with timber fencing adding privacy.

THE GRAND TOUR

As you enter the downstairs hallway you will have an opportunity to hang your coat at the foot of the stairs

before heading on into the sumptuous living accommodation on offer. Heading right through one of the many Oak internal doors you will find yourself in the more than spacious dining room perfect for hosting with a bay style window overlooking the front lawn allowing this room to bask in natural light. Heading further and turning left you enter the even more impressively sized sitting room which has a dual aspect thank to a similar uPVC bay style window to the front and French doors to the rear. Carpeted flooring sits underfoot with two Oil fired radiators finishing off this versatile space allowing any configuration of soft furnishings. Back into the hallway you will have access to the ground floor cloakroom with tasteful decor, low level wooden panelling, toilet, sink with vanity storage and Victorian style towel rail. Finally, on the ground floor, is the kitchen offering a wide range of wall and base mounted storage set upon granite worktops and a central island with breakfast bar and additional storage. Large windows overlook the rear garden casting light over the cooking area with space for a range cooker with extraction above, enamelled butler sink set into the worktop, and an integrated fridge freezer and dishwasher too. Heading to the first floor, the central landing gives access to all rooms and offers internal storage cupboard plus a handy potential workspace set on the landing to the front of the property, tucked behind the stairs. Heading up and turning left you will find the second largest bedroom, with the same carpeted flooring as in all bedrooms, front aspect overlooking the gardens and radiator. Sitting behind this overlooking the rear garden is the third bedroom offering ample space for a large bed and additional storage. Across the property and sitting at the rear is the fourth bedroom, a good sized double room benefiting from build in wardrobes currently functioning



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as a dressing room. Across the hall from this room is the largest of the four, an impressive room allowing the occupants to be flexible with lay out whilst offering a multitude of floor space for additional furnishings and storage. Finally, the family bathroom sits central to the bedrooms at the rear of the property with wooden effect laminate flooring, roll top bath with a wall mounted shower, tiled surround and glass screen as well as the toilet, sink with vanity storage and Victorian style heated towel rail.

THE GREAT OUTDOORS

The main garden wraps around from the front along the right hand side to the rear of the property. Predominantly laid to lawn, it is well manicured with planting borders and raised railway sleeper borders too, flag stone patio area for soaking up the sun. Access to the utility and garage can be found at the rear, as well as into the kitchen and sitting room. Tucked away is a brick built outbuilding offering the perfect space for a multitude of uses such as home office, workshop or external entertainment area with a storage space behind creating a great log store, bike shed or garden equipment space.

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 3HJ

What3Words : ///magnum.lucky.polka

VIRTUAL TOUR

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

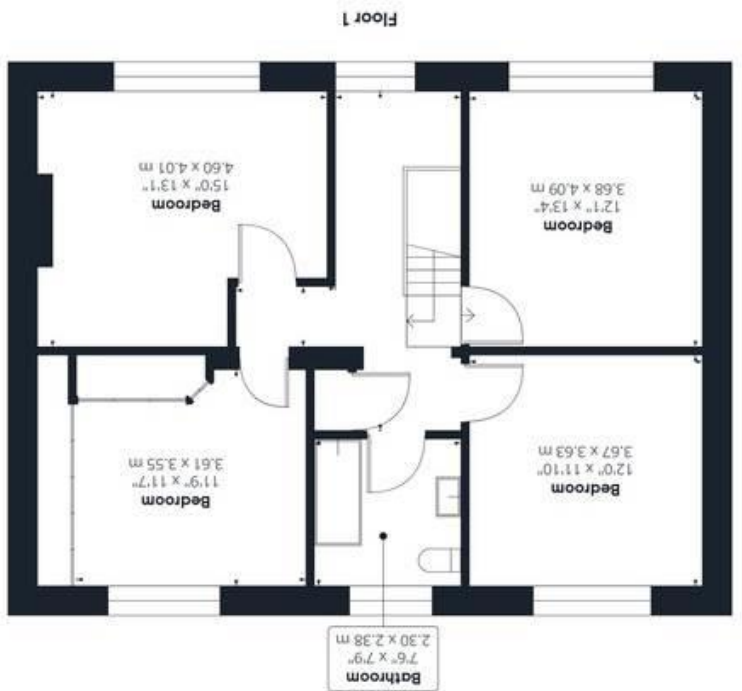
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Price:



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GIRAFFE 360

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Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area¹
 1907.48 ft²
 177.21 m²

Reduced bedroom
 9.48 ft²
 0.88 m²