

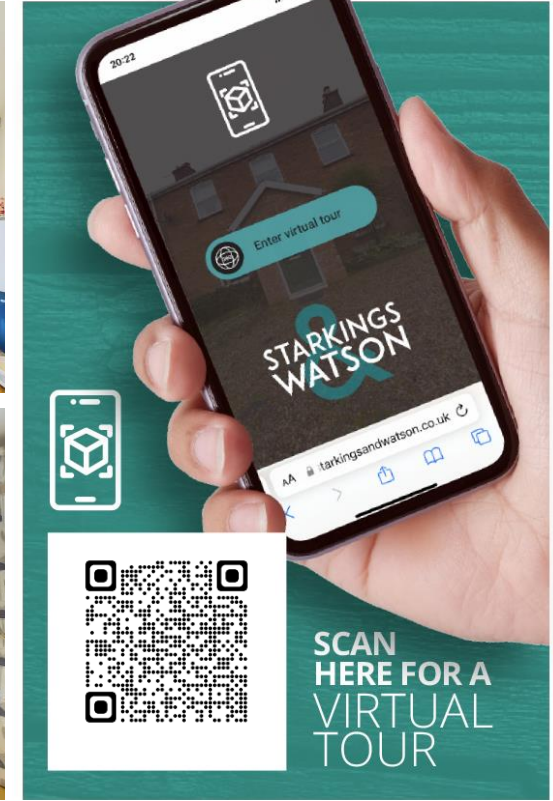
PIPISTRELLE CLOSE

**Rollesby Road, Fleggburgh NR29 3FF**

Freehold | Energy Efficiency Rating : B

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

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**STARKINGS  
WATSON**

- Detached Executive House
- Open Plan 29' Kitchen/Dining Room
- Five Bedrooms
- Family Bathroom & Two En-Suites
- 16' Sitting Room with Wood Burner
- Quality Triple Glazing Throughout
- Air Source Central Heating
- Sought After Location

#### IN SUMMARY

This immaculately presented EXECUTIVE DETACHED FIVE BEDROOM HOUSE is situated in the peaceful and sought after village of Fleggburgh, close to the NORFOLK BROADS, a short drive from the Norfolk coast and within easy reach of Norwich. The property boasts ENERGY EFFICIENCY throughout having AIR SOURCE HEATING, quality TRIPLE GLAZING and high grade insulation. This stunning family home has an array of HIGH QUALITY FITTINGS and offers spacious living accommodation extending to just under 1900 sq ft (stms). The first floor offers a choice of FIVE BEDROOMS two benefitting from en suite shower rooms and a family bathroom. Externally a landscaped COTTAGE STYLE GARDEN wraps around the property with a gated access leading to the front of the property and off road PARKING FOR THREE/FOUR VEHICLES.

#### SETTING THE SCENE

Turning left from entering this small private development the property is found standing at the end of the close with attractively planted borders and a resin driveway for multiple vehicles.

#### THE GRAND TOUR

Stepping through the entrance door into the spacious hallway a fitted door mat and Amtico flooring with underfloor heating can be found whilst the staircase leads to the upstairs accommodation. Recessed lighting and oak doors give access to the sitting room, kitchen/dining room and ground floor

cloakroom. The cloakroom is found on the right with a two piece suite and built in vanity storage, recessed lighting, Amtico flooring with underfloor heating and a frosted window. From entering the sitting room on the left, a triple glazed window allows plenty of light whilst offering continued Amtico flooring with underfloor heating, recessed lighting, USB and TV points. Ample space is provided for sofas and furniture, whilst there is a built in feature wood burner with a slate tiled hearth, and double oak framed glazed doors lead through to the kitchen/dining room. This is the true heart of the home combining both a functional and social space. A wide array of wall and base units are combined with integrated appliances including fan oven and microwave /oven induction hob with hidden extractor fan. Further integrated appliances can be found including fridge/freezer, washer/dryer and dishwasher, with bin cupboard completed with Karonia Mistral worktops. A triple glazed window overlooks the rear garden, whilst a door leads to the rear garden. Amtico flooring with underfloor heating can be found under foot, whilst also offering recessed lighting and USB socket. The kitchen area leads to the open plan dining area which in turn opens to a further seating/snug area with continued Amtico flooring with underfloor heating, and a triple glazed french style door leading to the patio area and garden, whilst the integral garage can also be accessed from the dining area. Upstairs to the first floor an L-shaped landing provides access to all upstairs bedrooms which offer fitted carpet underfoot. The main bedroom enjoys a front facing aspect via a triple glazed window, has fitted wall to wall wardrobes, USB & TV sockets, and oak door to the en-suite shower room with walk in shower cubicle, fitted vanity units, vinyl flooring and large heated towel rail. Leading to the rear a large double sized bedroom can be found, again with USB and TV sockets and views to the rear via the triple glazed window. On the left is the contemporary family bathroom comprising of a white three piece suite with heated towel rail and vinyl flooring. Moving through the house to the right is another double sized room with USB and TV point and triple glazed window to the front. Opposite to this is a bedroom which would create an ideal nursery or home office/study and offering USB socket and triple glazed window to the rear. Lastly at the end of the hallway the final double bedroom



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is located, enjoying a triple glazed window with views to the front, USB and TV point and offering its own stylish en-suite shower room with walk in shower, vanity unit storage, heated towel rail and triple glazed window to rear.

#### THE GREAT OUTDOORS

The property has a large driveway which offers off road parking for three/four cars, with access to the generous integral garage with an electric roller door and power/light. The front of the property has mature planted flower beds, with side access to the carefully landscaped cottage style garden filled with an abundance of plants. A large patio creates the ideal space for garden furniture and entertaining, whilst the west facing summerhouse is perfect for relaxing in. The garden wraps around the far side of the property where there is a second patio and been carefully landscaped to include raised beds and a useful storage shed.

#### 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 and a very popular village pub/restaurant.

#### FIND US

Postcode : NR29 3FF

What3Words : ///still.scored.clockwork

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The agents have been made aware that there is a management committee formed of the residents of Pipistrelle Close which currently has an approximately £250 per annum payment plan in place to cover insurance, the grass cutting and general maintenance of the shared entrance and lawn spaces.

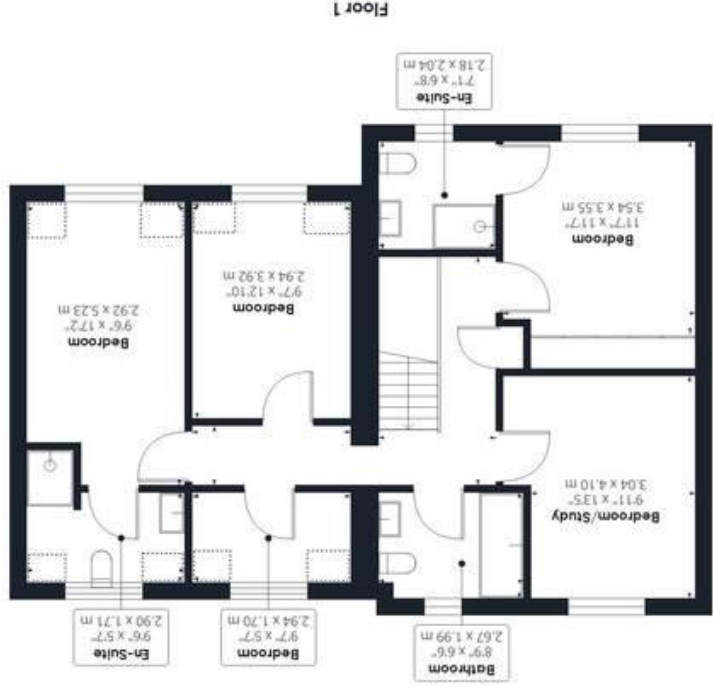
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Price:



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Approximate total area<sup>m</sup>  
 1887.22 ft<sup>2</sup>  
 175.33 m<sup>2</sup>  
 Reduced bedroom  
 54.63 ft<sup>2</sup>  
 5.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
 (below 1.5m/4.92ft)

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.