

MAIN ROAD

Filby, Great Yarmouth NR29 3HY

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY

A hand holding a smartphone. The screen shows the Starkings & Watson virtual tour app. The app interface includes a QR code icon, a button that says "Enter virtual tour", and the company logo. The URL "starkingsandwatson.co.uk" is visible at the bottom of the screen.

QR Code to be added when available.

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STARKINGS & WATSON

- Detached Bungalow
- Set Upon 0.35 Acres (stms)
- Uninterrupted Field Views
- Three Bedrooms
- Sitting Room
- Open Kitchen/Dining Room
- Private Driveway & Garage
- Potential To Extend (stp)

IN SUMMARY

This DETACHED BUNGALOW is wonderfully TUCKED AWAY and offers a wealth of potential inside and out set within a highly desirable COASTAL VILLAGE, just a few moments drive from the beach and sea. Set upon 0.35 ACRES (stms) the extensive wrap around gardens sit pleasantly OVERLOOKING FIELDS to the rear of the property and also offering ample OFF ROAD PARKING and a GARAGE too. Internally, the property has THREE BEDROOMS, with one currently serving as a FAMILY ROOM, a separate SITTING ROOM, family bathroom and OPEN PLAN kitchen/dining room overlooking the garden and fields to the rear.

SETTING THE SCENE

The property can be found tucked behind privacy giving tall hedges to the front accessed via the driveway which gives way to ample off road parking as well as access to the garage.

THE GRAND TOUR

Stepping inside you will find yourself in the central hallway giving access to all rooms within the property.

Immediately you have your choice of two bedrooms to either side of the hallway with the larger being to your right, currently serving as a family room, with tiled fireplace, hearth and bay fronted window and the second, currently serving as the main bedroom sitting to your left also with carpeted flooring and bay fronted window. Just down the hall you can find the third bedroom overlooking the gardens to the front and side of the property. Sitting next to this room is the family bathroom complete with bath and walk-in shower as well as oil radiator with towel rail. Adjacent to this room is the main sitting room, with a wood burner to keep you warmer on those colder months, built in storage units and space for an array of soft furnishings. To the very rear of the property is the extended and open plan kitchen/dining room area which overlooks the fields to the rear of the property due to the slight elevation of the property. This space has a wide range of wall and base mounted storage which gives way to under the counter plumbing for a washing machine, a breakfast bar and integrated electric hob with extraction above and built in oven and grill with French doors leading to the garden. Just off this space is a handy additional entrance porch, ideal for slipping off your shoes and coat after a walk in the surrounding unspoiled countryside.

THE GREAT OUTDOORS

The gardens of the property offer a wealth of potential for additional outbuildings or to even add an extension (stp). Bordered by tall hedges to the front and timber fencing to the sides and rear this space is predominantly laid to lawn and wraps



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around the entirety of the property with the front also offering a 'wild' gardening section. Immediately to the rear of the property is a slabbed patio area which gives way to timber sheds with a slight step down into the rear garden overlooking the neighbouring farmers' fields with a gate allowing access to walk around this beautiful 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 3HY

What3Words : ///refuse.firm.pink

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^m
977.91 ft²
90.85 m²

HYBRID ESTATE AGENTS

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