



4 Glebe Farm Close Main Road, Filby  
Great Yarmouth

Minors & Brady



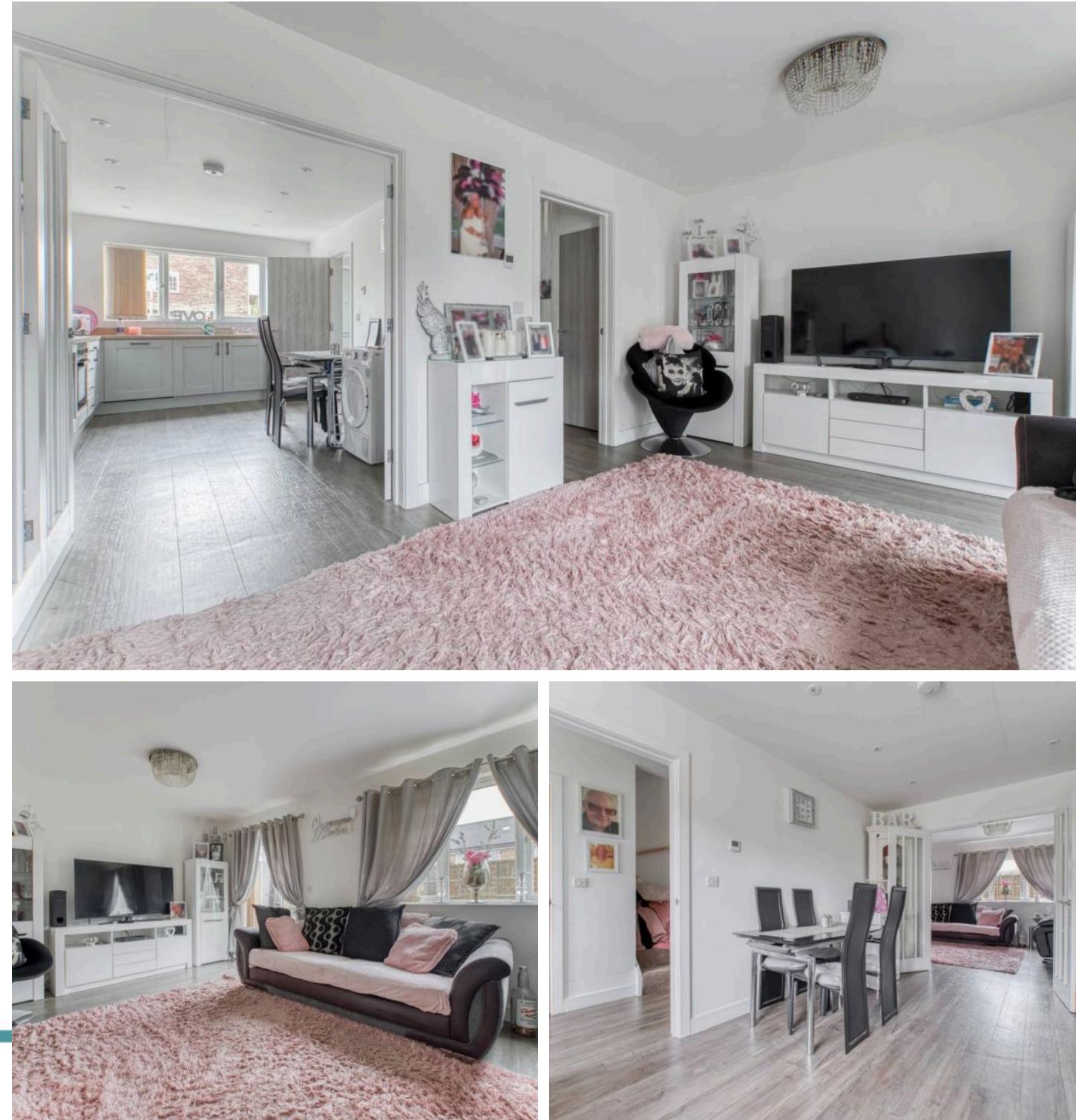
## 4 Glebe Farm Close Main Road

Filby, Great Yarmouth

Created for modern-day living, this three-bedroom semi-detached home offers a clean and contemporary feel with spaces that flow naturally from one to the next. Underfloor heating runs throughout the ground floor, where a stylish front-facing kitchen diner with integrated appliances opens through to the lounge, creating a relaxed open-plan feel. French doors lead from the lounge into the garden, while a conveniently placed ground-floor WC adds to the practicality of the layout. Upstairs, all bedrooms benefit from built-in storage, including a principal room with its own en suite, alongside a modern family bathroom. With front and rear gardens, gated side access, two allocated parking spaces at the rear of the property, and a village setting close to countryside walks and coastal routes, this home offers a comfortable and well-connected lifestyle close to the coast.

### Location

Glebe Farm Close sits just off Main Road within the village of Filby, a well-regarded rural setting known for its open countryside and traditional village feel. Everyday amenities are close by in neighbouring villages, while the coastal town of Great Yarmouth is within easy reach for a wider range of shops, schools, and services. The area is also well placed for access to the Norfolk Broads, offering scenic walks, boating routes, and outdoor leisure, with road links connecting comfortably to surrounding towns and the wider Norfolk area. Local schooling and village facilities are available nearby, making the location suitable for a range of day-to-day needs. Countryside lanes and footpaths provide pleasant routes for walking and cycling directly from the village. The nearby village of Acle offers a railway station with regular services, along with additional shops and amenities.



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Filby, Great Yarmouth

## Glebe Farm Close, Main Road, Filby

Stepping through the composite front door, you enter into a bright and welcoming entrance hall finished with wood-effect laminate flooring that continues throughout much of the ground floor. Stairs rise to the first floor with a useful storage cupboard tucked neatly beneath, and doors lead off to the ground-floor WC, finished with matching wood-effect flooring, with a front-facing window allowing in natural light. Underfloor heating runs throughout the entire ground floor, adding a practical and comfortable feature for everyday living. To the front of the property, the kitchen diner offers generous proportions for both cooking and dining. Grey shaker-style cabinetry is paired with wood-effect work surfaces, complemented by tiled splashbacks and a stainless steel sink set beneath the front-facing window. Integrated appliances include a fridge freezer, dishwasher and oven, keeping the space streamlined and functional. There is ample room for a dining table and chairs, making this a sociable space for everyday meals or entertaining. Double internal doors connect through to the lounge, enhancing the sense of openness while still allowing the rooms to be used independently.

Located to the rear, the lounge enjoys a bright and airy feel with wood-effect laminate flooring continuing through. The room comfortably accommodates a range of seating layouts, with glazed doors opening directly out to the rear garden, bringing in plenty of natural light and creating an easy connection between indoor and outdoor living.

Rising to the first floor, the landing is finished with carpeted flooring and provides access to all three bedrooms and the family bathroom. A built-in airing cupboard is positioned neatly off the landing, along with loft access via a ladder leading to a boarded loft space. The principal bedroom is a spacious double room positioned to the rear of the property, finished with carpeted flooring and featuring built-in storage. A window overlooks the rear garden, and a door leads directly into the en suite.



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This en suite is modern in style, fitted with a walk-in shower enclosure with glass screen, a vanity unit with hand wash basin, and low level WC. Wood effect flooring continues here, with a side window and extractor fan completing the space. The second bedroom is another comfortable double room, finished with carpeted flooring and featuring built-in storage along with a front-facing window. Ideal as a guest room, nursery, or home office, the third bedroom is a well-proportioned space finished with carpeted flooring, benefiting from built-in storage and a Velux roof light that allows in plenty of natural light. All three bedrooms benefit from built-in storage, providing practical and well-planned space throughout the first floor. Serving the remaining bedrooms, the family bathroom is fitted with a panelled bath with tiled splashbacks, low level WC, and a vanity hand-wash basin. Wood effect flooring continues, with a Velux roof light providing natural light and an extractor fan for ventilation.

Outside, the property benefits from a neatly maintained front garden with a lawned area, paved pathway leading to the entrance, and gravelled borders. A separate gated side access leads through to the rear garden. The rear garden is fully enclosed and mainly laid to lawn, with a paved seating area along the boundary, ideal for outdoor furniture. Timber fencing encloses the space, providing privacy, while established planting and borders add colour and interest. A garden shed is positioned to one side, offering useful outdoor storage. Further benefits include two allocated parking spaces at the rear of the property, adding convenience for residents and visitors alike.

### Agents notes

Sold freehold, connected to mains services, water, electricity and drainage.

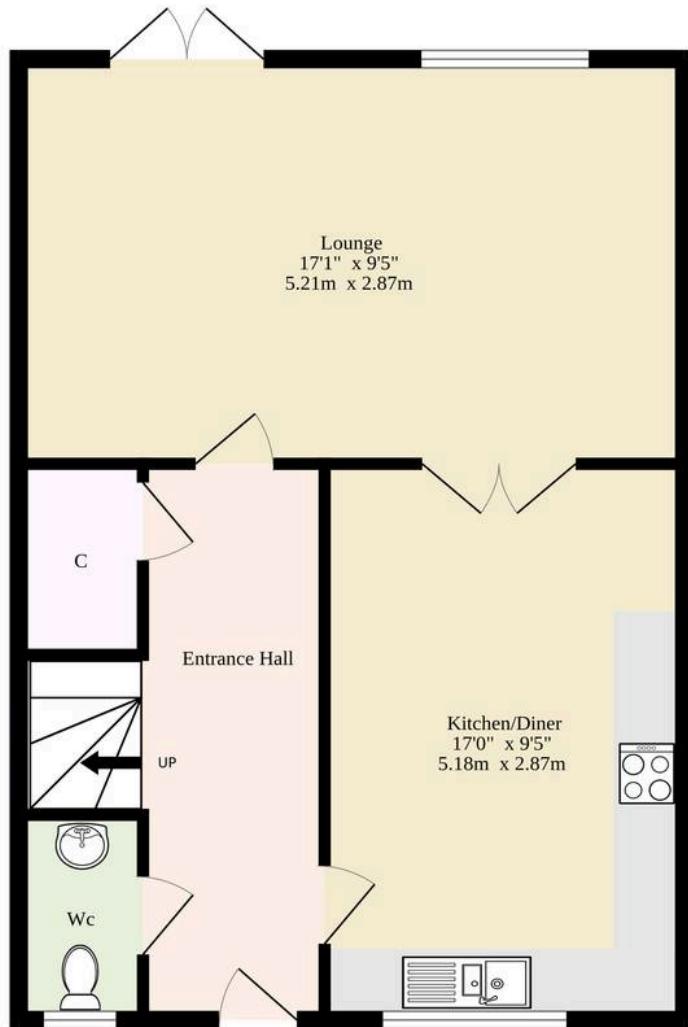
Air-source Heat Pump

Council Tax Band- C

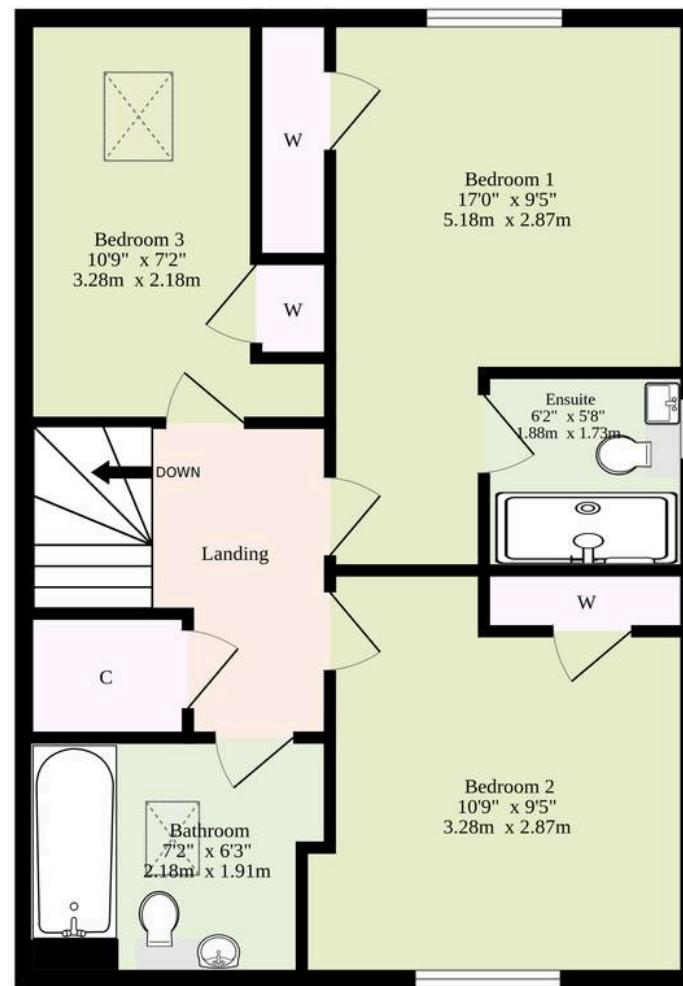
**M&B** —



**Ground Floor**  
505 sq.ft. (46.9 sq.m.) approx.



**1st Floor**  
509 sq.ft. (47.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.**

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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