



Main Road, Filby, Great Yarmouth

Offers In Excess Of £700,000 Freehold

Energy Efficiency Rating : D

- ✓ Executive Detached Home
- ✓ Open Plan Kitchen/Dining/Family Room
- ✓ Four Reception Rooms
- ✓ Four Double Bedrooms
- ✓ Heated Swimming Pool
- ✓ Substantial Patio & Lawned Garden
- ✓ Close to 1/2 Acre Plot (stms)
- ✓ Detached Double Garage & Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This DETACHED EXECUTIVE FAMILY HOME offers over 2000 Sq ft (stms), whilst occupying a plot of close to 1/2 acre (stms). With families searching for HOME ENTERTAINMENT, this stunning property offers a CINEMA PLAY ROOM and HEATED SWIMMING POOL for those looking for entertainment at home! The property has been FINISHED to a HIGH STANDARD by the current vendors including a recently extended PATIO and BRICK BUILT BARBECUE. The accommodation comprises porch and hall entrance, split level SITTING ROOM with central cast iron multi-fuel burner, CONTEMPORARY open plan KITCHEN/DINING/FAMILY ROOM with a VAULTED CEILING, study, CINEMA/PLAY ROOM and a SHOWER ROOM to the ground floor. The first floor offers FOUR DOUBLE BEDROOMS of which the MAIN BEDROOM offers a REFURBISHED EN SUITE, and further family bathroom. The rear garden is laid to lawn with HIGH LEVEL HEDGING creating a HIGH DEGREE OF PRIVACY, with the property set behind a WALLED and GATED frontage, with parking and DOUBLE GARAGE.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR29 3HS), but to help you...Proceed out of Great Yarmouth on the Caister Road. Take the first exit left at the Caister Roundabout and proceed along the Caister Bypass. Take the first exit left again signposted towards Filby, straight over the next roundabout into Filby. Proceed through the village where the property can be found on the right hand side.

Set behind a brick walled frontage with wrought iron gates, providing access to a hard-standing driveway, with off road parking for several vehicles, whilst also providing access to the detached double garage, main property and fully enclosed rear garden.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Travertine tiled flooring, uPVC double glazed window to side, smooth ceiling with recessed spotlighting, uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Travertine tiled flooring, radiator, alarm control panel, stairs to first floor landing with storage space under, smooth coved ceiling, doors to:



SITTING ROOM

17' 10" x 10' 11" (5.44m x 3.33m) Stunning central brick built fireplace with inset cast iron wood burner and solid timber mantelpiece, fitted carpet, uPVC double glazed window to front, radiator x2, wall lighting, smooth coved ceiling, step and opening to:

FAMILY ROOM

16' 9" x 11' 9" (5.11m x 3.58m) A delightful entertaining space with a vaulted ceiling and exposed timber beams, continued fitted carpet, radiator x2, television point, wall lighting, uPVC double glazed French doors to rear with views over the rear garden and swimming pool, smooth ceiling.

STUDY

10' 9" x 8' 10" (3.28m x 2.69m) Fitted carpet, uPVC double glazed window to front, radiator, telephone point, smooth coved ceiling, door to:

CINEMA ROOM/PLAY ROOM

18' 7" x 15' 1" Max. (5.66m x 4.6m) Currently used as a cinema room with space for a projector, the room is finished with fitted carpet, uPVC double glazed window to front, radiator, wall lighting, telephone point, cupboard housing electric fuse box and electric meters, cupboard housing oil fired central heating boiler and hot water tank, smooth ceiling with exposed timber beam.

SHOWER ROOM

Modern white three piece suite comprising low level W.C., pedestal hand-wash basin, shower cubicle with electric shower, tiled walls, continued Travertine tiled flooring, radiator, smooth ceiling with extractor fan.

DINING AREA

21' 4" x 10' 4" (6.5m x 3.15m) Added by the current vendors this extension to the property features a stunning vaulted ceiling with velux window which ensures the room is flooded with natural light. The dining area offers continued Travertine tiled flooring with under-floor heating, radiator, television point x2, uPVC double glazed French doors to rear with views over the rear garden and swimming pool, smooth ceiling with recessed spotlighting, opening to:

KITCHEN/BREAKFAST ROOM

16' 5" x 13' 5" Max. L-Shaped (5m x 4.09m) Modern fitted range of wall and base level units with solid wood work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiled splash-backs, inset electric ceramic hob with extractor fan over, built in eye-level electric double oven, space for American style fridge/freezer, continued Travertine tiled flooring with under-floor heating, uPVC double glazed window to rear, space for washing machine, heating timer controls and thermostat heating control, built in storage cupboard, smooth ceiling with recessed spotlighting.







STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to rear x2 with garden views, radiator x2, built in double airing cupboard, smooth coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

15' 4" x 15' 1" Max. (4.67m x 4.6m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling, television point, smooth ceiling with recessed spot lighting, door to:

EN SUITE SHOWER ROOM

Modern white three piece suite comprising low level W.C., pedestal hand-wash basin with mixer tap over, shower cubicle with thermostatically controlled rainfall shower, tiled splash-backs, black starlight quartz sparkle tiled flooring, uPVC obscure double glazed window to side, smooth coved ceiling, extractor fan.

DOUBLE BEDROOM

15' 4" x 10' 8" (4.67m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to rear, wall lighting, vanity unit with hand-wash basin, television point, smooth coved ceiling.

DOUBLE BEDROOM

13' 10" x 9' 1" (4.22m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to front, television point, built in double wardrobe, smooth coved ceiling.

DOUBLE BEDROOM

11' 11" x 10' 11" (3.63m x 3.33m) Fitted carpet, uPVC double glazed window to front, radiator, smooth coved ceiling, television point, wall lighting.

FAMILY BATHROOM

Luxury white three piece suite comprising low level W.C., pedestal hand-wash basin, panelled bath with mixer shower tap and electric shower over, tiled walls with mosaic tiled border, tiled flooring, radiator, uPVC obscure double glazed window to rear, smooth coved ceiling.

OUTSIDE REAR

To the rear, the garden is fully enclosed with timber fenced boundaries and high level hedging offering a high degree of privacy all year round. The garden is mainly laid to lawn with the overall plot measuring close to 1/2 acre (stms). Leading from the kitchen and dining room a generous hard standing patio extends the full width of the property, creating a perfect entertaining space, and a large heated swimming pool to the left which has recently been re-lined. Various outbuildings can be found within the rear garden whilst wrought iron gates can be found to the side of the property providing access to the front driveway fully enclosing the garden for security.

DOUBLE GARAGE

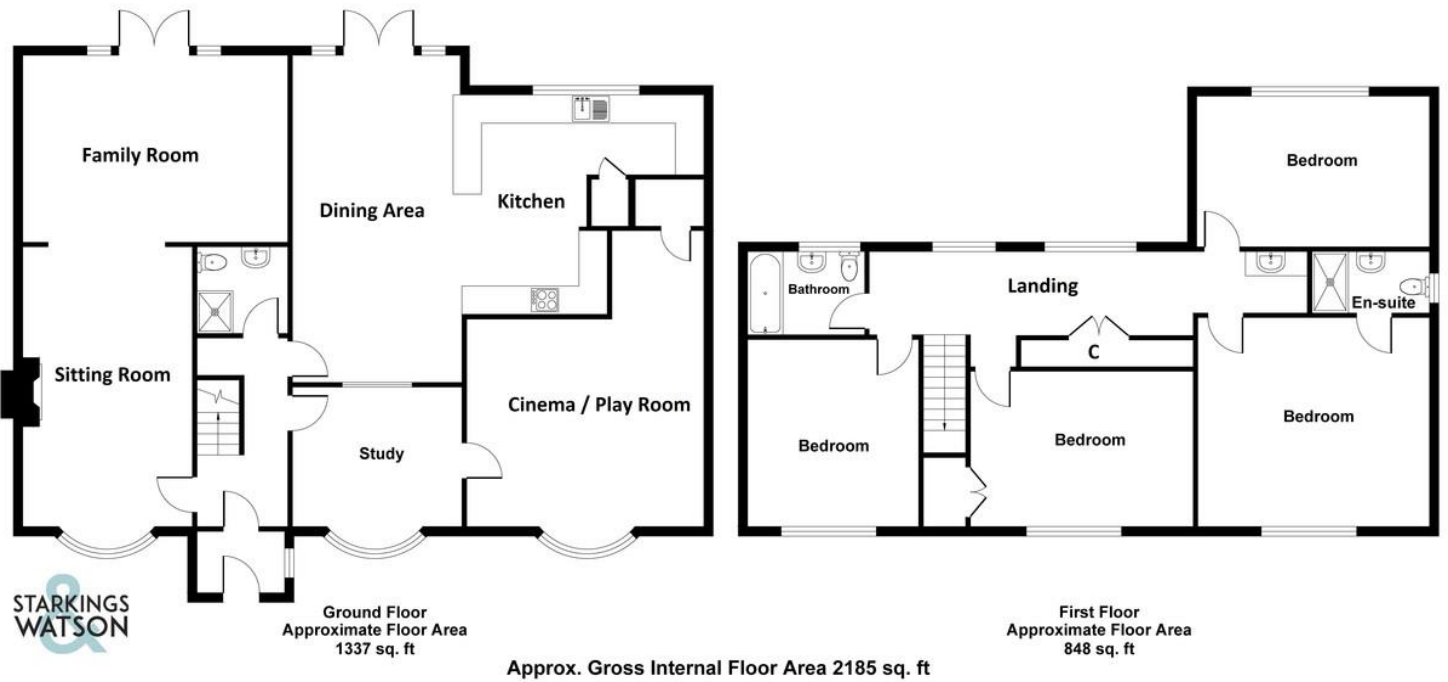
18' 3" x 17' 9" (5.56m x 5.41m) Up and over door to front x2, door to side, storage above, fully alarmed from main house, power and lighting.



STARRINGS
WATSON



STARRINGS
WATSON



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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