

THE HEATH

Filby, Great Yarmouth NR29 3JG

Freehold | Energy Efficiency Rating : F

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STARKINGS & WATSON

- Semi-Detached Home
- Recently Updated & Modernised
- Approx. 0.38 Acres of Gardens & Land
- Off Road Parking to Front
- Hall Entrance with Shower Room
- Kitchen/Dining Room
- Sitting Room & Conservatory
- Three Double Bedrooms & Bathroom

IN SUMMARY

With FIELD VIEWS to FRONT and REAR this MODERNISED CHARACTER COTTAGE occupies a main road position for ease of access to GREAT YARMOUTH and the A47, with over 1120 Sq. ft (stms) of accommodation and approximately 0.38 ACRES of GARDENS and GROUND (stms). With off road PARKING to front, internally a HALL ENTRANCE leads to the KITCHEN/DINING ROOM and open plan SITTING ROOM with a FEATURE OPEN FIRE PLACE. The ground floor is predominantly OPEN PLAN allowing for a family friendly and VERSATILE SPACE, with a conservatory and SHOWER ROOM. Upstairs, THREE BEDROOMS lead off the landing, with a further FAMILY BATHROOM. The gardens are mainly laid to lawn with a PATIO ADJACENT, and do require some works to bring them to their full potential.

SETTING THE SCENE

Fronting The Heath which is the road between Acle and Caister, field views can be enjoyed to front, with a shingle driveway providing off road parking. Gated access leads to the rear garden, and a door leads to

the main entrance.

THE GRAND TOUR

Heading inside, the hall entrance offers a wood flooring under foot, with space for coats and shoes. The hall is open plan to the kitchen/dining space, and a solid wood door leads into the shower room. With a modern white three-piece suite, a double shower is finished with a tiled splash backs and a storage cupboard under the hand wash basin. Wood flooring continues into the room, with a towel rail finishing the space. The kitchen offers a range of wall and base level units with space for white goods and an integrated electric ceramic hob and electric oven. Ample space is provided for a dining table, with uPVC double glazed windows to side and rear. The kitchen is open plan to the sitting room, complete with a feature open fire place, various built-in storage, and tiled flooring and contrasting wood flooring. The stairs are concealed to the left, with double doors opening to the conservatory - complete with uPVC double glazed French doors to rear. Heading upstairs, three bedrooms lead off the landing, one double bedroom to rear with built-in storage, a further double bedroom with twin windows to front and built-in storage, the family bathroom with a modern white suite and tiled splash backs, and the third double bedroom facing to rear.

THE GREAT OUTDOORS

To the outside, a large patio extends with ample space for outside dining, with enclosed fenced and walled boundaries, gated access to front, outside



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water supply and exterior oil fired central heating boiler. The garden continues and is mainly laid to lawn, with a mixture of timber panelled and post and rail fencing, with trees and hedging.

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 3JG

What3Words : ///socket.watch.ankle

VIRTUAL TOUR

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

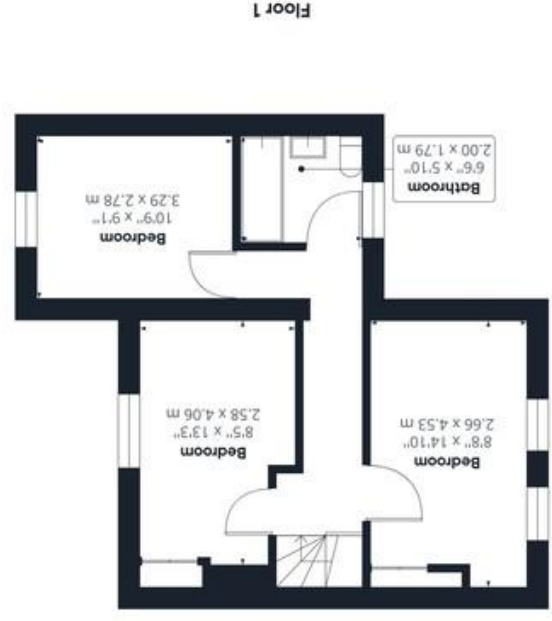
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Price:



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Approximate total area⁽¹⁾

1120.17 ft²
104.07 m²

(1) Excluding balconies and terraces

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.