

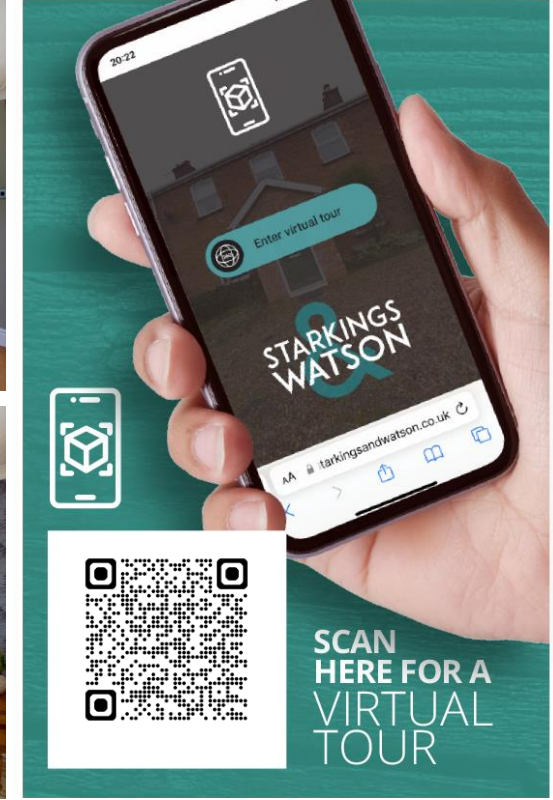
POUND LANE

# Fleggburgh, Great Yarmouth NR29 3BB

Freehold | Energy Efficiency Rating : F

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Cottage Home With Field Views
- 22' Open Kitchen/Dining Room
- 22' Dual-Aspect Sitting Room With Wood Burner
- Three Double Bedrooms
- Annex Potential (stp)
- Private & Enclosed Rear Garden
- Bespoke BBQ Hut
- Two Driveways, Double Garage & Workshop

#### IN SUMMARY

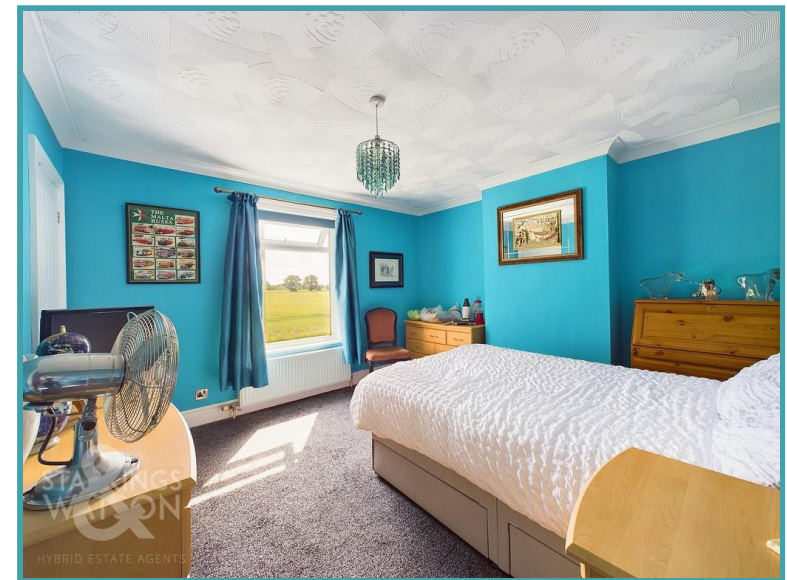
This wonderfully positioned COTTAGE style home has PANORAMIC FIELD VIEWS both internally and externally over the surround farmed fields. Maintaining all of its charm, the property is offered in FANTASTIC ORDER and benefits from an EXTERNAL BBQ HUT within the private rear garden and converted DOUBLE GARAGE creating a POTENTIAL ANNEX (stp) and current WORKSHOP also served by TWO DRIVEWAYS. Internally the space extends to some 1355 Sq. Ft (stms) including a 22 open kitchen/dining room, 22' DUAL ASPECT SITTING ROOM with WOOD BURNER, family room into the rear garden, CLOAKROOM, sun room, FAMILY BATHROOM serving the THREE DOUBLE BEDROOMS with one boasting a timber BALCONY the ideal spot for enjoying a cold drink watching the sun set over the rolling fields adjacent.

#### SETTING THE SCENE

The property can be found set back from this quiet country lane behind a low level hedge facing onto farmed fields. The first driveway sits next to the front access door with an iron gate into the rear garden and timber fence surround leading towards the second, main driveway in front of the double garage.

#### THE GRAND TOUR

As you step inside, the property splits in two directions with the stairs for the first floor directly in front of you. Turning to your right you will find the rustic style open kitchen/dining room with wood effect flooring covering the formal dining space with a large uPVC double glazed window giving views over the fields ahead and the kitchen work tops extending out to make a breakfast bar seating are. Beyond this the flooring changes to tiles while the kitchen wraps around in a manner offering ample wall and base mounted storage set around the wood effect work surfaces which give way to an integrated oven and hob with extraction above, integrated dishwasher and fridge/freezer. Exiting via the stable doors at the rear you will find the sun room, currently serving as the ideal utility space with plumbing for a washing machine and additional storage space for other units while the uPVC French doors give access into the rear garden. Heading behind the stairs you will find the two piece cloakroom with a continuation of the same tiled flooring, a crisp white tile surround and frosted glass window to the rear, sitting adjacent to a rather sizeable under the stairs storage cupboard. The dual aspect sitting room opens beyond this, with carpeted flooring, oil radiators and a gorgeous multi-fuel burner within an exposed brick fireplace with tiled heath and timber mantle above. Finally on the ground floor the family room can be accessed with direct access into the garden via sliding doors, this versatile living space could easily be used as a separate sitting room, study or play room. The first floor landing grants access to all three bedrooms, large storage cupboard and the four piece family bathroom with flawless decoration and part vaulted ceilings, this space offers vanity storage and two heated towel rails. The larger of the bedrooms comes to your left, with carpeted flooring and views over the fields to the front plus a handy built in storage cupboard while the second bedroom also makes the most of the stunning views while



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benefiting from wall-to-wall built in wardrobes and carpeted flooring. The smaller of the rooms has a rear facing aspect, still a generous double room, this space has wood effect flooring and the added benefit of direct access onto the timber balcony with brick and Iron fence surround, the ideal spot to enjoy a morning coffee or to dine alfresco while you watch the summer sun set behind the rolling fields.

#### THE GREAT OUTDOORS

The rear garden is predominantly laid to lawn with both timber fencing and tall hedge surrounding for privacy. Within the garden you can access the stairs for the balcony, the sunroof as well as the bespoke BBQ hut, with seating around internal walls surrounding a centralised BBQ with grates and full ventilation too allowing you entertain and host family and friends all year round. The double garage has been made into a formal workshop, with potential to use as a garage or to build upon the current conversion to make a sizeable separate dwelling (stp). Entering via the garden you will be able to find the additional living space currently set up as a sitting room but would make an ideal home office with access to a two piece cloakroom, this fully insulated and uPVC double glazed space has limitless potential.

#### 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, a very popular village pub/restaurant and Broad Farm providing a venue for regular seasonal live music.

#### FIND US

Postcode : NR29 3BB

What3Words : ///beak.salt.lakes

#### 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:



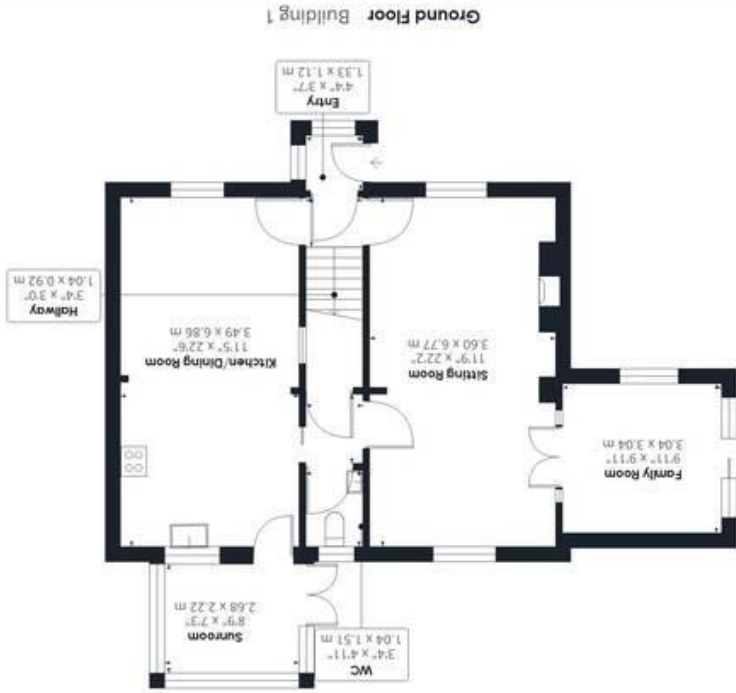
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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
2014.25 ft<sup>2</sup>  
187.13 m<sup>2</sup>  
Reduced headroom  
18.73 ft<sup>2</sup>  
1.74 m<sup>2</sup>