



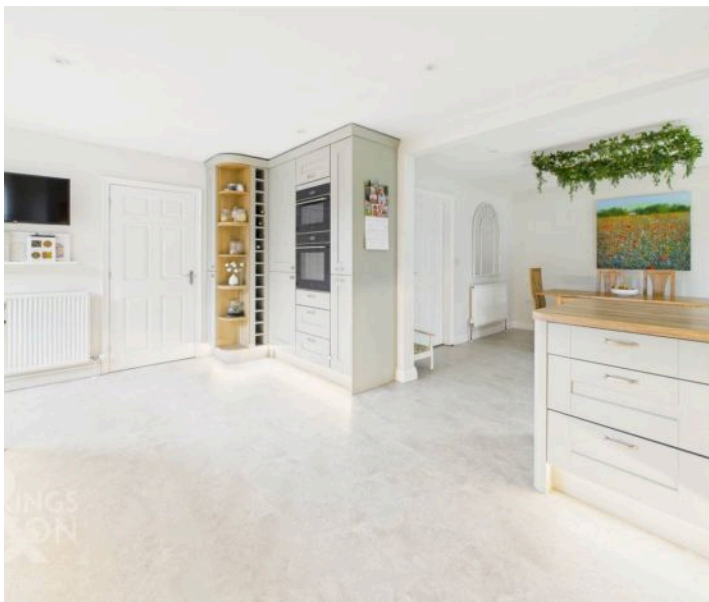
Mulberry Tree Close, Filby - NR29 3HD



Mulberry Tree Close

Filby, Great Yarmouth

Situated in the heart of the Norfolk Broads this exceptionally spacious DETACHED FAMILY HOME offers over 2400 Sq. Ft of RECENTLY UPDATED living accommodation (stms) with all local amenities and public transport links in walking distance. This VERSATILE home offers accommodation across three floors including a 22' DUAL ASPECT sitting room and a recently updated OPEN PLAN kitchen/dining room with a utility room also. Split across two floors a total of SIX BEDROOMS can be found with the main boasting an impressive DRESSING ROOM and EN-SUITE with all having use of the FAMILY BATHROOM and two WC's. Externally, the rear garden is FULLY ENCLOSED with OFF ROAD PARKING and a TANDEM GARAGE to the front.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House
- Over 2400 Sq. Ft Of Accommodation (stms)
- 22' Dual Aspect Sitting Room
- Open Plan Kitchen/Dining Room With Utility
- Six Bedrooms Over Two Floors
- Family Bathroom, En-Suite & Two WC's
- Driveway & Garage With Potential For Additional Parking
- Short Walk To Norfolk Broads & All Amenities

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.

SETTING THE SCENE

The property is found within this quiet close within easy accessibility to all local amenities where a shingle driveway is suitable for the parking of multiple vehicles to the front of the home with access to the garage and electric roller door to the very left.



At the right of the home where the timber swinging gates allowing access into the rear garden, there is ability for parking to be extended next to the home to accommodate further spaces for large families.

THE GRAND TOUR

Stepping in through the front entrance porch, you are greeted by a large entrance lobby laid with all wooden flooring granting access to all accommodation on the ground floor. Immediately to your right is the two piece WC laid with tiled flooring featuring a low level radiator and frosted glass window to the outside side. Sitting on the adjacent side of the home is the first of the spacious living areas within the home in the form of a 22' open plan sitting room again laid with the same wooden flooring as the hallway. The space is more than large enough to accommodate a generously sized sitting room suite with the choice of potential layouts whilst leaving room for a play area or dining table if desired. To the rear of the home the current owners have remodelled to create an open plan living space. Initially as you enter, the flooring leaves more than enough room for a formal dining suite sat in front of uPVC double glazed French doors taking you directly into the rear garden patio. To the right a newly fitted kitchen emerges with a wide array of wall and base mounted storage units featuring both downward cupboard and plinth lighting and giving way to many integrated appliances including a dishwasher, oven, hob fridge/freezer and drinks cooler with an enamelled inset half-sink with waste disposal unit and views into the rear garden. The very rear opens up into the utility area with space and plumbing for a washing machine and tumble dryer and raised dog washing sink perfect for those country walks. An access door at the very rear of the kitchen takes you out into the garden or potential to extend parking space at the side of the home.

The first floor landing splits to allow access into four of the bedrooms with the two smaller coming at the very front of the home. Both bedrooms are laid with the same wooden flooring and can easily accommodate a single bed with additional soft furnishings and potential for a smaller double bed if desired. The versatility of these rooms allows for usage as bedrooms, nurseries, playrooms or a potential home office set up. The first of the double bedrooms comes towards the rear of the home, again with all wooden flooring and tree lined rear facing views over the rear garden.

This space benefits from the addition of a large built-in wardrobe whilst the bathroom sits just next door with all tiled flooring and surround. This space also features a shower mounted over the bath with glass screen and tall heated towel rail. The main bedroom can also be found on this floor offering a more than generous space again with versatility at the forefront. The main bedroom is more than large enough to accommodate a double bed with additional soft furnishings with the addition of an en-suite shower room complete with fully tiled surround and heated towel rail. Just off from the bedroom is a dressing room which currently incorporates two double built in wardrobes with large open floor space suited as a potential walk in dressing room, snug sitting area or home office. The second floor landing splits again to allow access into two further bedrooms as well as handy built in eave and cupboard storage with a two piece WC located on this floor with part vaulted ceilings and Velux windows. Both rooms are similar in size with the larger of the rooms coming to the left hand side of the home. Featuring wall to wall mirrored apex, this space makes the most of vaulted ceilings with Velux windows allowing natural light to flood the room. Similarly to the bedroom on the opposite side of the property, both of which are more than large enough to accommodate double beds with additional storage solutions and soft furnishings.

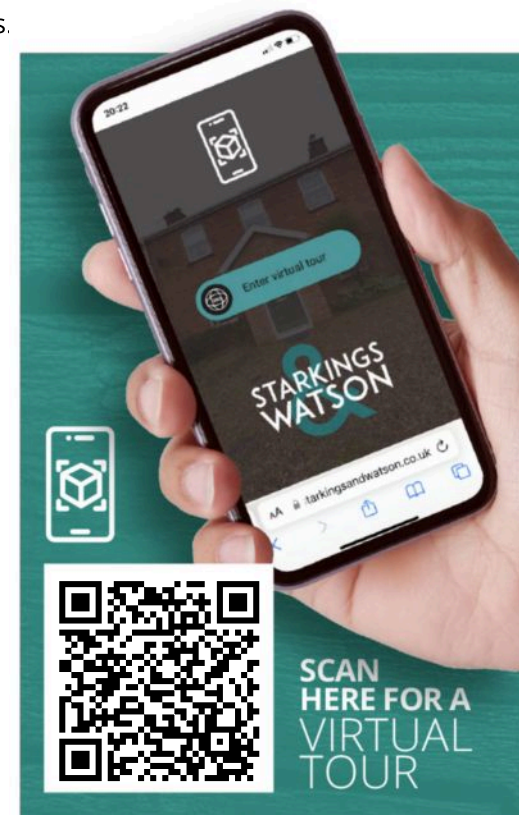
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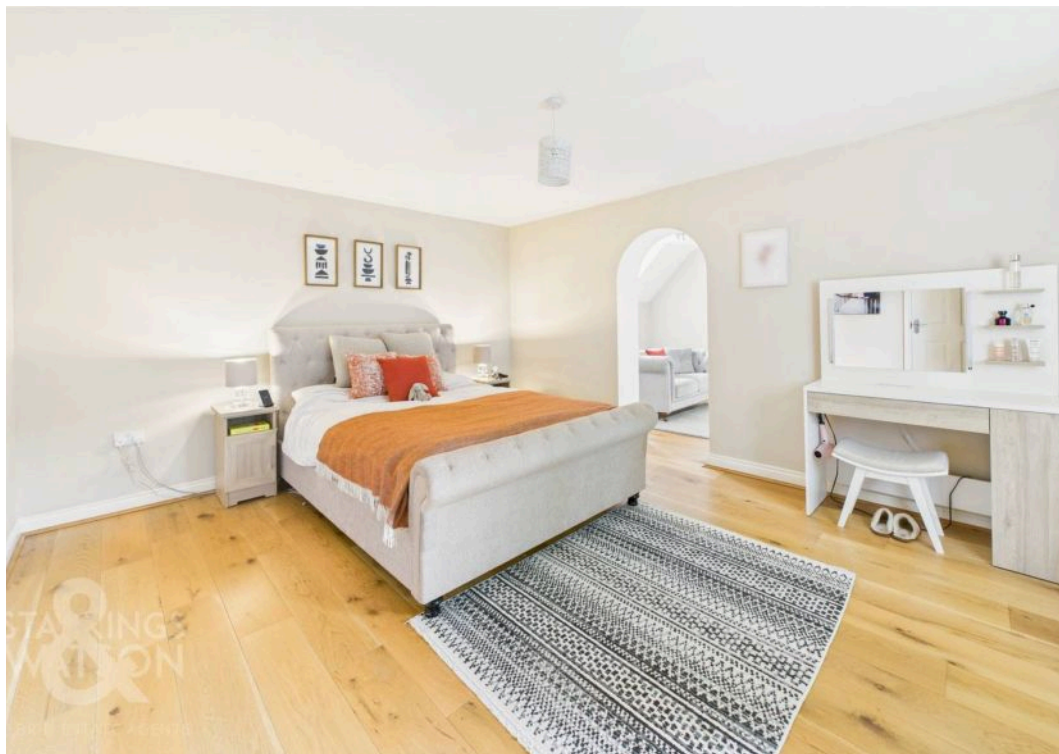
Postcode : NR29 3HD

What3Words : ///unhappily.broken.regime

VIRTUAL TOUR

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







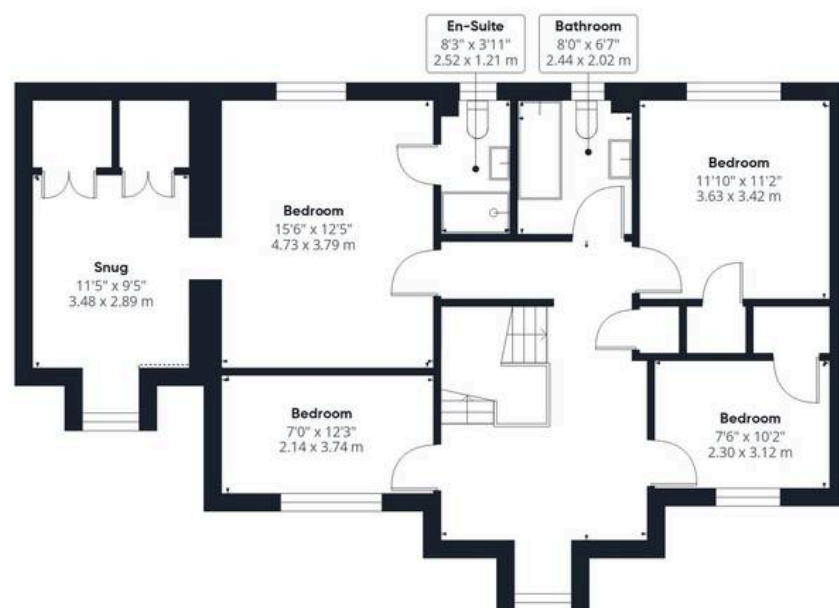
THE GREAT OUTDOORS

The rear garden itself is fully enclosed to both sides and the rear with timber fencing backed by two tall mature trees giving privacy and vibrancy. Immediately as you exit via the dining room French doors, a flagstone patio will initially greet you perfectly positioned to sit and enjoy the sunshine whilst a predominantly lawn space opens up beyond this with colourful planting borders and shingle edges to the home. A timber shed can be found on the right hand side of the garden sat in front of the oil tank with side access taking you towards the potential further parking space and kitchen door beyond. A personal door comes to the rear of the home taking you into the garage which is larger than average, prime for a potential conversion (stp) or to be used as a workshop garage space.

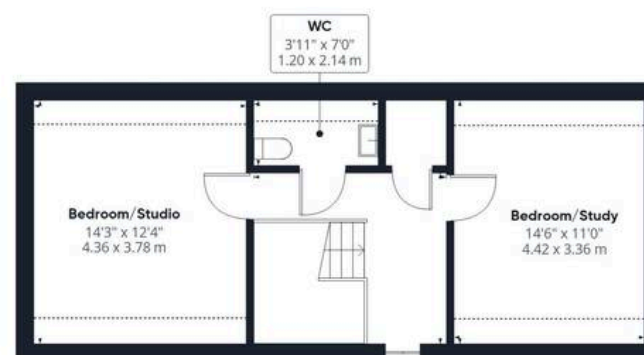




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2446 ft²

227.4 m²

Reduced headroom

74 ft²

6.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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