



Main Road, Filby - NR29 3HS



Main Road

Filby, Great Yarmouth

NO CHAIN. Sat backing onto farmed fields this DETACHED CHALET STYLE HOME has been lovingly MODERNISED to create a flawless décor throughout spanning over 2000 Sq. Ft in total (stms), with free flowing OPEN PLAN living spaces paired with high quality fixtures and fittings make this home a more than attractive prospect. Internally, a total of FOUR RECEPTION ROOMS can be found including a 34' OPEN PLAN kitchen/dining room with multiple INTEGRATED APPLIANCES. In total, there are FOUR DOUBLE BEDROOMS with three on the first floor alongside the FAMILY BATHROOM whilst the main is found on the ground floor with WALK-IN DRESSING ROOM and FOUR PIECE EN-SUITE BATHROOM.

Externally, the vendors have LANDSCAPED the rear garden to create a private and attractive space to host family and friends with workshop, outbuildings, bespoke built pergola and SWIMMING POOL ROOM with six person spa pool and jet pool, perfect for keen swimmers. The property is made PRIVATE with SWINGING IRON GATES to the front where a LARGE DRIVEWAY can also be found.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- Detached Chalet Style Home
- Over 2000 Sq. Ft Of Internal Living Accommodation (stms)
- Extensive Modernisation & Refurbishment By Current Owners
- Stunning 34' Open Plan Kitchen/Dining Room With Integrated Appliances
- Three Reception Rooms
- Four Bedrooms, Walk-In Dress Room, En-Suite & Family Bathroom
- Manicured & Landscaped Rear Garden
- Large Gated Driveway
- Workshop, Garden Pergola & Swimming Pool Room

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 set back from the street through a set of tall iron swinging gates which allow privacy taking you through a tarmac driveway which is lined by mature trees that sweeps towards the front and right hand side of the home to offer more than enough off road parking for multiple vehicles. Side access gates takes you through a manicured planting garden with raised beds towards the rear of the property whilst multiple external plugs sit at the very front of the home with main access door to the left.

THE GRAND TOUR

Once inside, the central hallway allows the perfect space to slip off coats and shoes with all tiled flooring laying the majority of the ground floor. Immediately to your left, a study can be found. Perfect for its current use with a dual facing aspect, this room is ideal for those who work from home or to be used as an additional storage space if desired. The main living accommodation comes towards the rear of the home the dining room opens up with a flawless décor leaving more than enough room for a formal dining table to host family and friends while uPVC double glazed French doors take you through to the sitting room at the very rear of the home with a triple aspect and herringbone style flooring with a second set of French doors taking you into the rear garden patio. Through from the dining room the kitchen/breakfast room opens up in the form of an open plan space creating free flowing movement throughout the ground floor. A wide array of wall and base mounted storage units fit every potential storage need with quartz work surfaces lining the kitchen counters. Integrated appliances include a dishwasher, bin store, tall larder cupboard, carousel cupboards and fridge/freezer as well as dual eye level ovens and induction hob with in counter extraction fan. The quartz work surfaces from the kitchen island extend out to great breakfast bar seating perfect for entertaining family and friends again. The property flows back towards the main hallway where beyond the two piece WC the utility room can be found in the form of the old kitchen creating ideal potential for those seeking multi generational living alongside the ground floor bedroom. This space has further wall and base mounted storage units with inset one and a half chrome sink, an access door taking you towards the side of the garden. The ground floor bedroom is initially accessed through a walk in dress room with all wooden effect flooring light underfoot.

This space is more than large enough for large wardrobes and additional storage spaces whilst the double bedroom sits at the very front of the home immaculately decorated with large carpeted flooring leaving room for a double bed and additional storage solutions with a four piece en-suite shower and bathroom just off from the space with ample vanity storage and low level wall mounted radiator.

The first floor landing allows access in all three of the double bedrooms as well as the three piece family bathroom suite complete with a predominantly tile surround, electric shower head and glass screen mounted over the bath with tall heat to towel rail. The larger of these double bedrooms sits at the very rear of the home with tree lined views out of each of the double glazed windows. This room is more than large enough to accommodate a double bed with additional storage solutions with large eave storage cupboard tucked just behind the bed. Walking past further eave storage within the hallway, the second and third double bedrooms can also be found with part vaulted ceilings and more than enough space for each to accommodate a double bed with further soft furnishings. Whilst the room at the very front of the property boasts eaves storage space to either side of the room.

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VIRTUAL TOUR

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



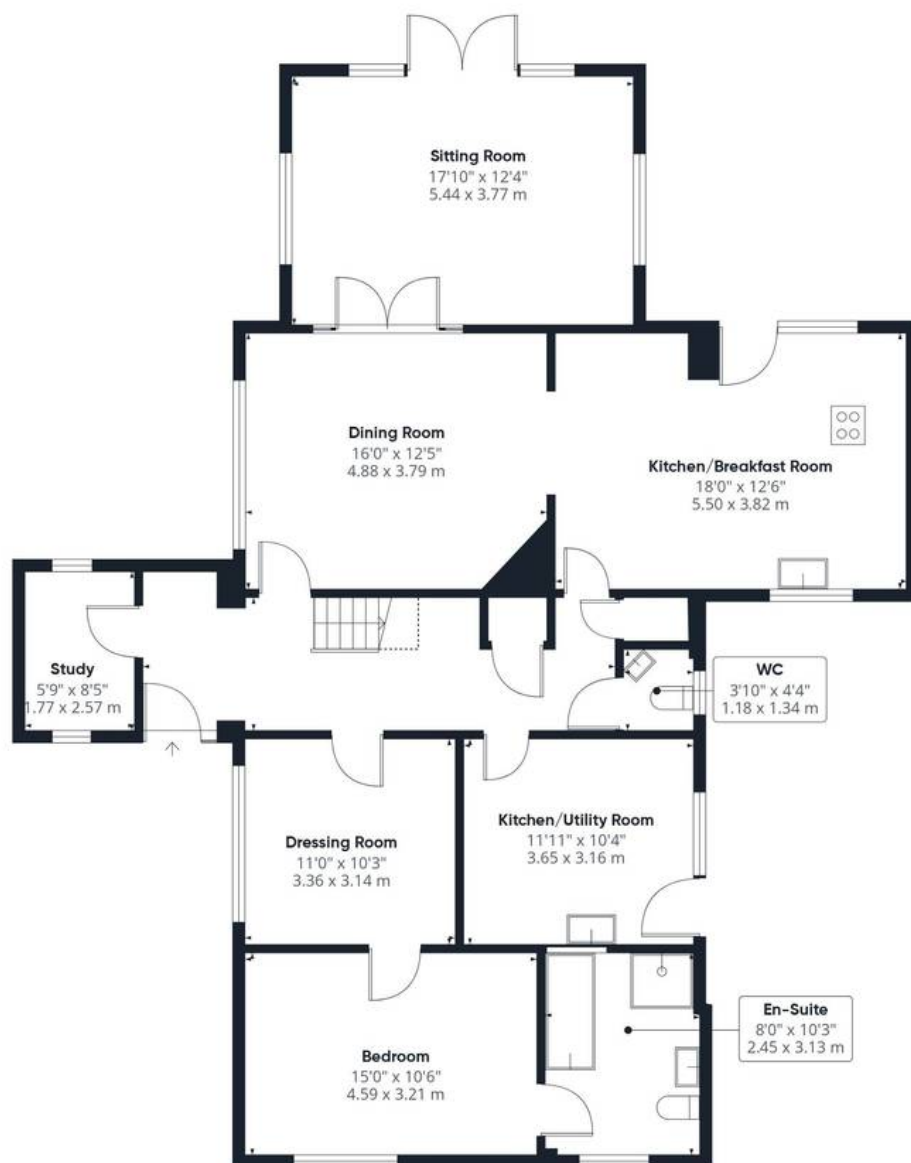




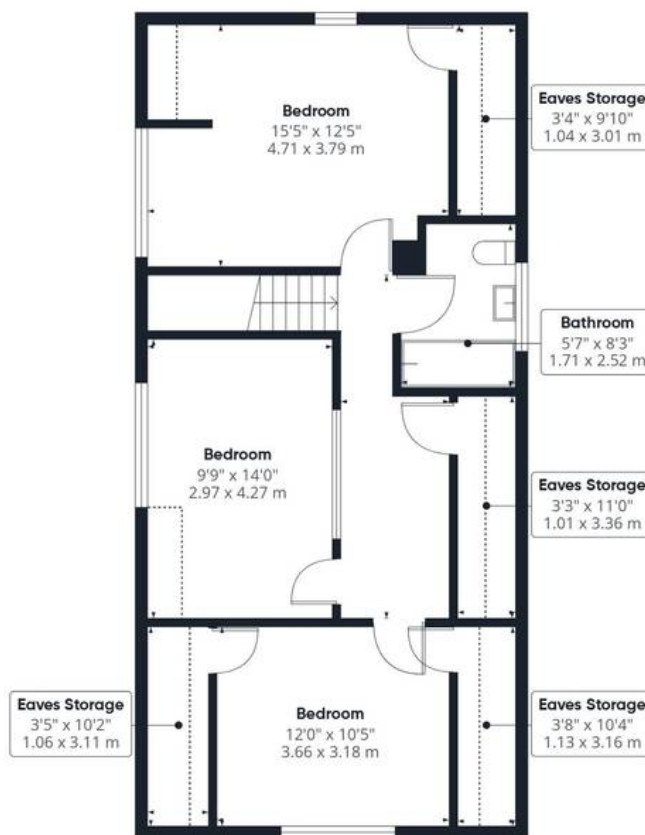
THE GREAT OUTDOORS

The rear garden has been lovingly landscaped by the current owners to create an attractive yet low maintenance living area. Ceramic tiles reach out from the French doors to create the ideal patio seating area where a bespoke built pergola with external power and privacy shields has been built for those late summer evenings. The right hand side of the patio creates the ideal space to sit and enjoy the sunshine with raised colourful planting beds complete with water feature and direct access into the former garage which is now operates as a workshop. Towards the rear of the workshop is a further external space complete with plumbing making this the ideal area for those who potentially run a business from home or are looking to offer additional spaces. Beyond the lawn garden with raised planting beds, an artificial lawn can be found where the tall glass conservatory room currently houses a large spa pool and aqua swimming area with all Bluetooth speakers built within the space and jets within the spa pools for those keen swimmers.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2086 ft²
193.7 m²

Reduced headroom

97 ft²
9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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