



Thrigby Road, Filby - NR29 3HJ



Thrigby Road

Filby, Great Yarmouth

NO CHAIN. Situated in a quiet TUCKED AWAY LOCATION within walking distance to all village amenities and a bustling community centre with public transport links and schooling on your door step whilst being a few moments from the picturesque Norfolk Broads, this DETACHED FAMILY HOME spans over approx. 1500 Sq. Ft (stms) giving a VERSATILE LIVING ACCOMMODATION with a total of FOUR RECEPTION ROOMS and a wealth of POTENTIAL to alter layout, flow or usage where required with handy UTILITY ROOM just off from the kitchen/breakfast room. Benefitting from multiple large uPVC double glazed windows the property is well-lit throughout with WELL PROPORTIONED rooms on two levels. A total of FOUR BEDROOMS come off the main landing all having use of the FAMILY BATHROOM with a large EN-SUITE to the main bedroom and WC on the ground floor. Surrounding the property are mature gardens giving both privacy and vibrancy to the outside space, a culmination of many years of love and attention by the previous owners.



To the front, a tarmac driveway allows for the parking of multiple vehicles with a detached DOUBLE GARAGE with personal side door access.

Council Tax band: E

Tenure: Freehold

- No Chain
- Detached Family Home
- Situated In A Quiet Tucked Away Close
- Four Reception Rooms
- Four Well Proportioned Bedrooms
- Family Bathroom, En-Suite & WC
- Mature Wrap Around Gardens
- Private Driveway With Double Garage

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 in a tucked away location with the driveway entrance coming opposite the primary school. Swinging around the corner an opening will bring you to a large private tarmac driveway suitable for the parking of multiple vehicles in front of the detached double brick garage, a well manicured frontage sits with lawn either side of the walkway towards the front door where a tiled and pitched awning sits above.

THE GRAND TOUR

Once inside a separate porch entrance is the ideal space to slip off coats and shoes after enjoying one of the many rural walks on your doorstep. A large entrance hall emerges beyond, with tall storage cupboard immediately to your left backing onto the two piece WC with frosted glass windows to the front of the home and low level radiator. Just next door to this room is the versatile study with front facing aspect. This room makes the ideal home office or for those potentially seeking multi generational living, could be used as a ground floor bedroom with potential to turn the neighbouring WC into an en-suite wash facility. The main living space comes in the form of a 17' dual aspect sitting room. The space's large size and conventional shape are perfect for a choice of layouts with uPVC double glazed French doors taking you into the rear garden. Sat just next door to this is a separate dining room - this space is perfect for a large formal dining table or could potentially be altered with the sitting room or kitchen neighbouring to create a more open plan feel if desired. To the right of the entrance hall is the kitchen, laid with all tiled flooring where a wide array of wall and base mounted storage units are set with tiled splashbacks and rolled edge work surfaces including integrated oven and hob with extraction above and floor space leaving more than enough room for a breakfast table or additional storage if desired. Just off from the kitchen is a well proportioned utility room with further base mounted storage and plumbing for further white goods including a washing machine, tumble dryer and dishwasher.

The oil boiler can be found tucked in the corner with access door again taking you to the rear garden.

The first floor landing splits to allow access into all four of the well proportioned bedrooms as well as the three piece family bathroom suite, complete with shower head and glass screen over the bath and a predominantly tiled surround. The smaller of the bedrooms comes immediately to the right as you round the stairs. This room could potentially accommodate a smaller double bed however makes an ideal large single bedroom or potential nursery due to its proximity to the main bedroom. Also occupying a front facing aspect is the master bedroom with more than enough floor space to accommodate a large double bed with additional storage solutions, whilst a sizable en-suite sits just off to the side with part vaulted ceilings and part tiled surround. This room currently houses a shower unit however could easily become a four piece suite if desired. Two further well proportioned double bedrooms sit towards the rear of the home, both of which are laid with carpeted flooring and could easily both accommodate large double beds with additional soft furnishings and storage solutions with tree lined views into the rear garden and distant views of the church.







THE GREAT OUTDOORS

The gardens wrap around the property, fully enclosed with timber panel fencing. There is a mixture of open lawn space and carefully planted mature beds, with colourful shrubs and borders creating a more than welcoming private space for family and friends to enjoy. An allotment area features fruit cages and raised beds. Just off to the side of the property, separate gated access can take you towards the driveway with personal access door into the garage and oil tank sat behind the double garage.

FIND US

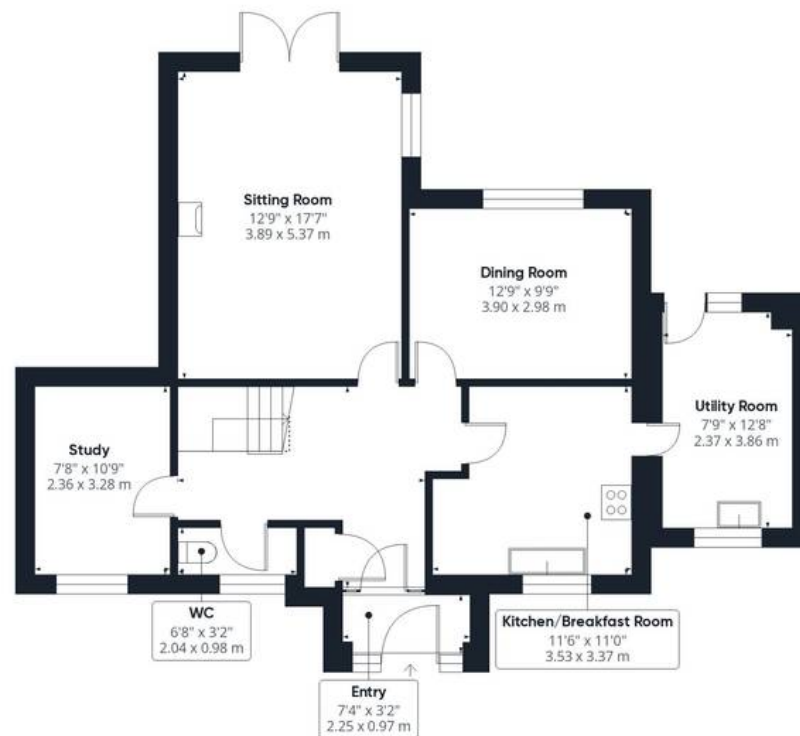
Postcode : NR29 3HJ

What3Words : ///ombudsman.divisions.waving

VIRTUAL TOUR

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1517 ft²

141 m²

Reduced headroom

26 ft²

2.4 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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