



3 Mulberry Tree Close, Filby

£550,000 Freehold

Situated at the end of a cul-de-sac in a sought-after area, this spacious four-bedroom detached house offers a great opportunity for discerning homeowners. Boasting a modern design, two reception rooms, a double garage and an enclosed garden with a jacuzzi and in proximity to all local amenities, this property is a true gem. From the moment you step inside, you'll be struck by its functional layout, creating a great living space.

Council Tax band: D

Tenure: Freehold

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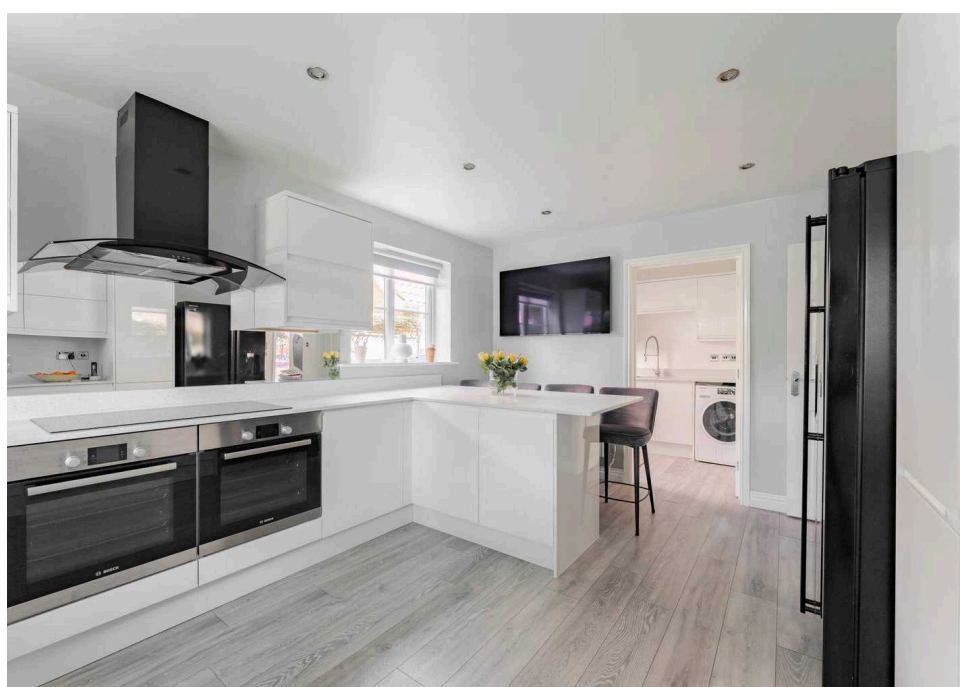
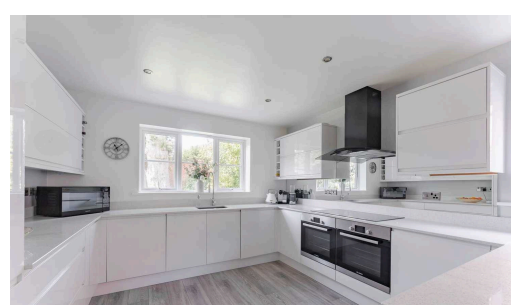
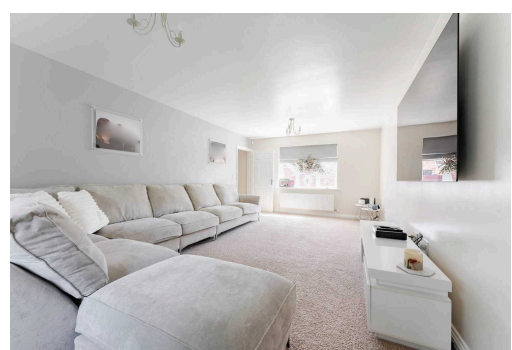
Mulberry Tree Close is located in the village of Filby. Filby is a charming village in Norfolk, situated within the Broads National Park, renowned for its beauty and peaceful environment. Mulberry Tree Close is a residential cul-de-sac, offering a private setting for its residents. The village of Filby is well-regarded for its natural landscapes, including the nearby Filby Broad, part of the famous Norfolk Broads waterways. The location provides easy access to local amenities such as a village shop, post office, and pub. Additionally, Filby is conveniently situated west of Great Yarmouth, a larger town offering a wider range of services and attractions. The



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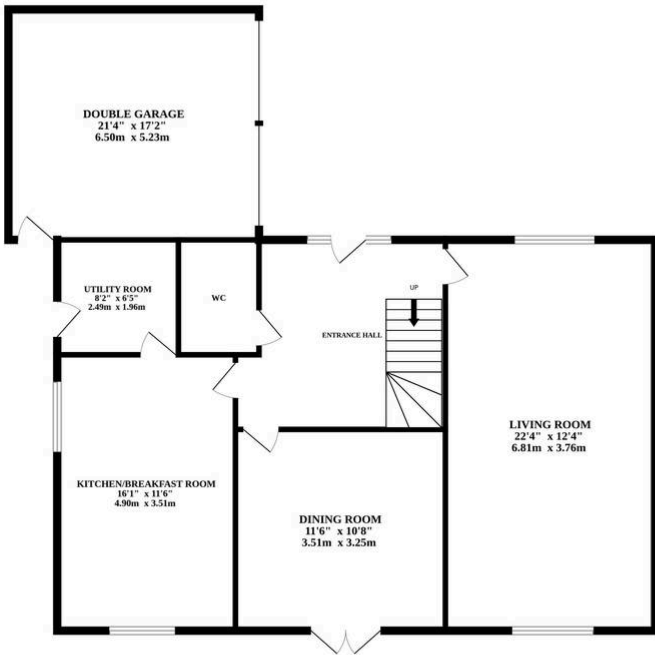
Upon entering the reception hall, you are struck by the modern and functional layout. The kitchen boasts modern finishes with fitted units and integrated appliances. The kitchen is complete with a breakfast nook finished with bar stools, creating a space for casual dining or morning coffee. The ground floor also features a convenient utility room with built-in cupboards and dedicated areas for your laundry essentials. The presence of a ground-floor WC ensures convenience for residents and guests alike. This residence offers two separate reception rooms. The spacious lounge features carpeted flooring, creating warmth and comfort, while the dining room features double doors that open onto an enclosed garden.

Situated on the first floor, four generously sized bedrooms, each with built-in cupboards for ample storage. The master bedroom enjoys the added convenience of an en-suite bathroom, featuring a modern shower. The remaining bedrooms share a bathroom boasting a bathtub. The versatility of the fourth bedroom presents endless possibilities such as a home office, catering to various lifestyle needs. A distinctive feature of this property is the potential to convert the loft, offering additional living space or storage options.

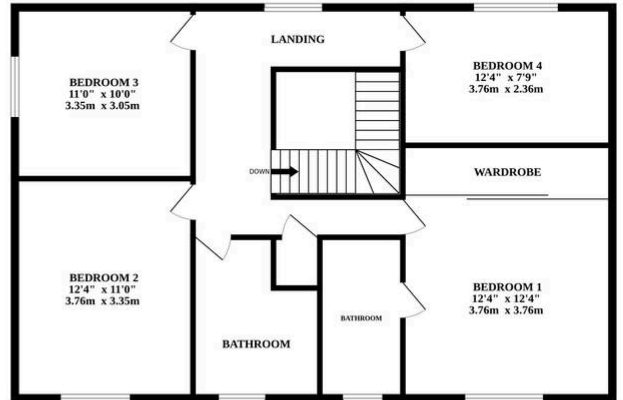
Outside, the garden is primarily laid to lawn and features a built-in deck with a shaded area over the jacuzzi. The jacuzzi will



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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