

## 23 Orchard Way, Fleggburgh

£270,000 Freehold

This spacious four-bedroom end-terrace home in Fleggburgh offers a well-designed layout, generous living areas, and a private rear garden with no overlooking neighbours. The ground floor features a welcoming entrance with a convenient bathroom, leading into a bright open-plan living and dining area with sliding doors to the garden. A stylish U-shaped kitchen is complemented by a handy lobby/utility space with extra storage and rear access. Upstairs, four well-proportioned bedrooms and a separate WC provide comfortable accommodation for family living. Completing the home is a good-sized garden with lawn, patio, and decking, along with the added benefit of parking and an en-bloc garage.

Council Tax band: B

Tenure: Freehold



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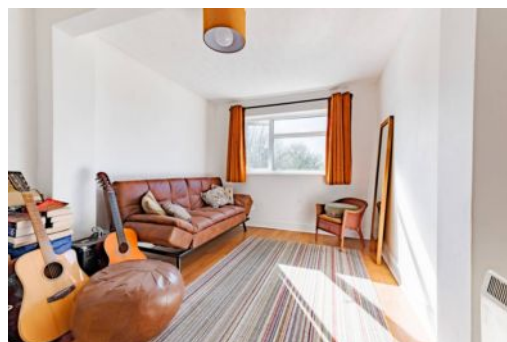
### The Location

Fleggburgh is a picturesque village located in the English county of Norfolk, nestled within the Broads National Park. It lies approximately 8 miles northwest of Great Yarmouth and 15 miles east of the historic city of Norwich.

Surrounded by serene waterways, marshlands, and rich farmland, the village offers a peaceful rural setting while still being accessible to nearby urban centers.



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Surrounded by serene waterways, marshlands, and rich farmland, the village offers a peaceful rural setting while still being accessible to nearby urban centers. Fleggburgh boasts a close-knit community, with local amenities such as a primary school, village hall and traditional pub. Its natural beauty and proximity to the Norfolk Broads make it an attractive spot for nature enthusiasts and those seeking a tranquil lifestyle.

### Orchard Way

This well-presented four-bedroom end-terrace home in the charming village of Fleggburgh offers a fantastic layout, generous living spaces, and a private rear garden with no overlooking neighbours.

Stepping inside, a welcoming entrance leads to a convenient ground-floor bathroom, ideal for busy households. Beyond, this space unfolds into a bright and spacious open-plan living and dining area, where a seamless flow creates the perfect setting for entertaining and everyday life. Sliding doors in the dining area provide direct access to the rear garden, enhancing the indoor-outdoor connection and filling the space with natural light.

The U-shaped kitchen offers a practical and stylish workspace, with ample cabinetry and counter space to meet all cooking needs. Nearby a useful lobby/utility space provides additional storage and room for appliances, along with a secondary access point to the rear garden. The home is thoughtfully designed with plenty of storage throughout, ensuring a clutter-free living environment.

Ascending the stairs, the first floor continues to impress with four well-proportioned bedrooms, each offering comfortable accommodation for family members or guests. A separate WC on this level adds to the home's practicality. Whether used as



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