



Guide Price £550,000

4 Bedroom Detached House for sale
3 Mulberry Tree Close, Filby, Great Yarmouth



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SALES AND LETTINGS



Overview

Seeking next-step family homes that live up to expectations regarding space and condition is not easy...UNTIL NOW This modern detached home offers you a turnkey solution full of natural brightness, verdant outlooks, and room for expansion within a charming and award-winning Broadland village.



Key Features

- NO ONWARD CHAIN
- 4-BEDROOM EXECUTIVE HOME
- NEW INTEGRATED KITCHEN AND UTILITY ROOM
- NEW BATHROOM AND ENSUITE
- AMPLE DRIVEWAY PARKING
- EXTENSIVE DOUBLE GARAGE
- WEST-FACING LANDSCAPED GARDEN
- CLOSE TO DOG-FRIENDLY BEACHES AND THE NORFOLK BROADS





Welcome to Mulberry Tree Close, Filby. This chain free detached 4-bedroom house stands out from the crowd at first glance with its extensive driveway parking and double garage. No wasted space and easy maintenance mean you, your family and friends will have more time to enjoy what lies beyond this front porch.

Greeted by a bright and airy entrance hall, the comfort of space will follow you throughout this home. Valuable features including the oak staircase, hardwearing flooring and upgraded elements such as radiators give an insight into how loved and upgraded this home is. From here there is a full-length dual-aspect living room for tranquil evenings and family fun, a good-sized dining room overlooking the inviting garden, a recently installed and upgraded kitchen-breakfast room with plenty to explore and a convenient cloakroom.

The first floor opens to a roomy landing ensuring privacy for all and futureproofing with scope to extend the stairs and convert the loft. We will talk more about this when you visit. Four double bedrooms, a newly installed and upgraded family bathroom (with a difference) and a storage cupboard are positioned off-landing. The principal bedroom is complete with extensive fitted wardrobes and a newly fitted ensuite shower room.

Now for the grand event...the garden. This space has been passionately designed as a retreat from the outside world. Lush, mindful and versatile, the garden will accommodate quiet Sunday brunches, hectic family BBQ's and friendly kickabouts. A well-placed decking area for alfresco dining and an enclosed relaxing spa are the glazed cherries on top. Convenient access from both sides means nothing needs to be traipsed through the house. The large double garage has rear access adjacent to the utility room and lends itself well to additional parking, storage, a home gym or a workshop.

The warming Broadland village of Filby sits on the eastern edge of the Norfolk Broads and features in the Domesday Book. Home to a proud community ever since, winning a Gold Award for Anglia in Bloom and many fun family activities throughout the year including Bonfire Night, Open Gardens and Summer Fete. Local amenities include a local store, post office, sailing school and eateries. Highly rated schools, and two train stations with links to Norwich, Cambridge and London are close by. Norwich City Centre is within a 25-minute drive. Not to mention wonderful, pet-friendly Norfolk beaches for regular enjoyment.



Kitchen-Breakfast Room

16' 0" x 11' 5" (4.90m x 3.50m)

Luxury vinyl flooring, two double-glazed uPVC windows (one with fitted roller blind), fitted base and wall-mounted soft close units, Quartz worktops, spotlights and cupboard lighting, integrated dual Bosch ovens, 5-ring electric hob, extractor hood and dishwasher, sink with draining grooves and pull-out mixer tap, multiple sockets, radiator and TV aerial.

Living Room

22' 3" x 12' 3" (6.80m x 3.75m)

Fitted carpet, dual-aspect double-glazed uPVC windows with fitted Roman blinds, two hard-wired fitted lights, multiple sockets, two radiators and TV aerial.

Dining Room

11' 5" x 10' 7" (3.50m x 3.25m)

Luxury vinyl flooring, double-glazed uPVC French doors, hardwired ceiling light, multiple sockets and radiator.

Utility Room

8' 2" x 5' 8" (2.50m x 1.75m)

Luxury vinyl flooring, exterior composite door with obscured window, fitted base and wall-mounted soft close units, sink with draining grooves and pull-out mixer tap, multiple sockets and vertical radiator.

Cloakroom

5' 8" x 4' 1" (1.75m x 1.25m)

Tiled flooring and half-wall, Vanity wash-hand basin, toilet, spotlights and radiator.

Entrance Hall

10' 9" x 9' 4" (3.30m x 2.85m)

Luxury vinyl flooring, uPVC front door with sidelites, under-stair storage cupboard, vertical radiator, hardwired ceiling light, carpeted oak staircase, multiple sockets and alarm system.

Principal Bedroom with Ensuite

12' 3" x 12' 3" (3.75m x 3.75m)

Fitted carpet, uPVC double-glazed window with fitted Roman blind, fitted full-length and height wardrobes with mirrored soft close sliding doors, hardwired ceiling light, multiple sockets, TV aerial and radiator.

Ensuite Shower Room

7' 6" x 3' 11" (2.30m x 1.20m)

Luxury vinyl flooring, uPVC double-glazed obscured window, tiled floor-to-ceiling walls, shower tray with glass pivot door, Vanity unit with oval sink, toilet and vertical radiator with hanging rail.

Bedroom Two

12' 3" x 10' 11" (3.75m x 3.35m)

Fitted carpet, uPVC double-glazed window with fitted Roman blind, hardwired ceiling light, multiple sockets and radiator.

Bedroom Three

10' 11" x 10' 0" (3.35m x 3.05m)

Fitted carpet, uPVC double-glazed window with curtain pole, hardwired ceiling light, multiple sockets and radiator.

Bedroom Four

12' 3" x 7' 8" (3.75m x 2.35m)

Fitted carpet, uPVC double-glazed window with fitted Venetian blind, hardwired ceiling light, multiple sockets and radiator.

Bathroom

7' 6" x 6' 10" (2.30m x 2.10m)

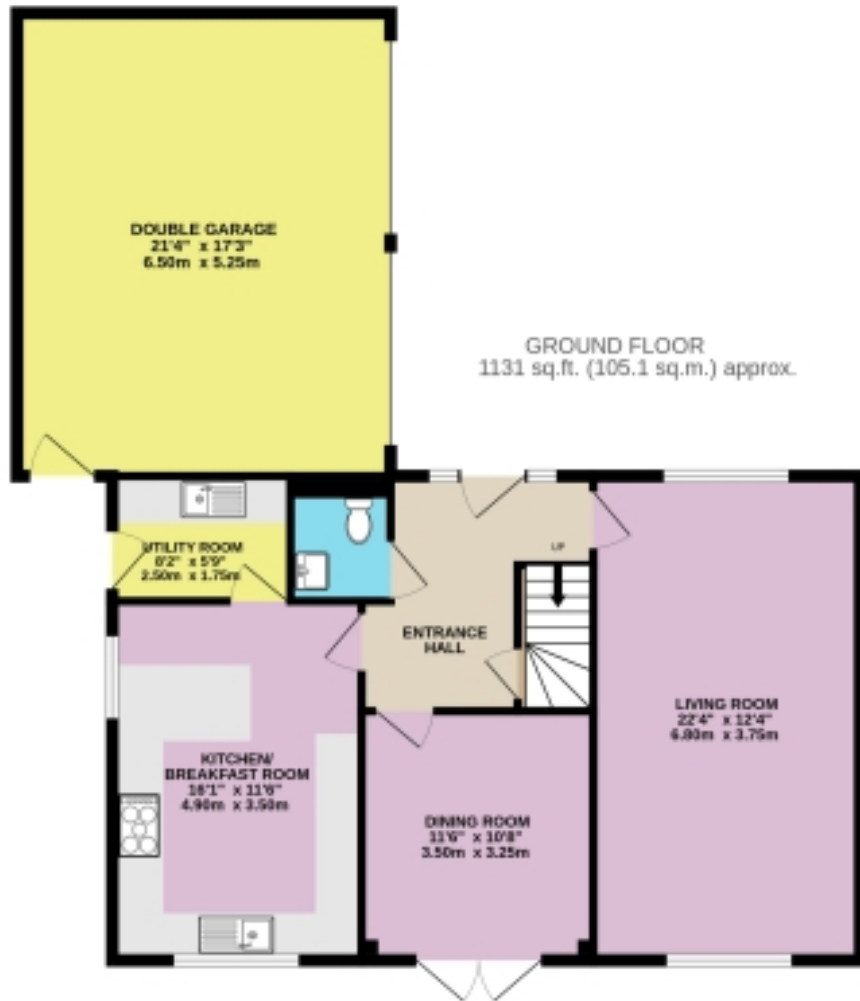
Luxury vinyl flooring, uPVC double-glazed obscured window, tiled floor-to-ceiling walls, spotlights and pendant lights, Vanity unit with oval basin, freestanding double-ended bath with freestanding bath shower mixer tap, toilet and vertical radiator with hanging rails.

Landing

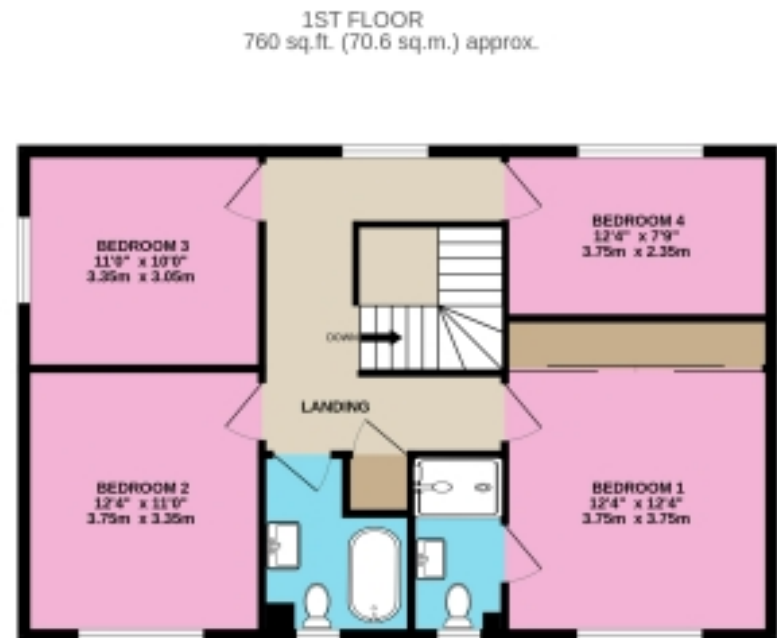
13' 7" x 12' 7" (4.15m x 3.85m)

Fitted carpet, uPVC double-glazed window with fitted Roman blind, two hardwired ceiling lights, loft access, storage cupboard, radiator and multiple sockets.

Floorplans



GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



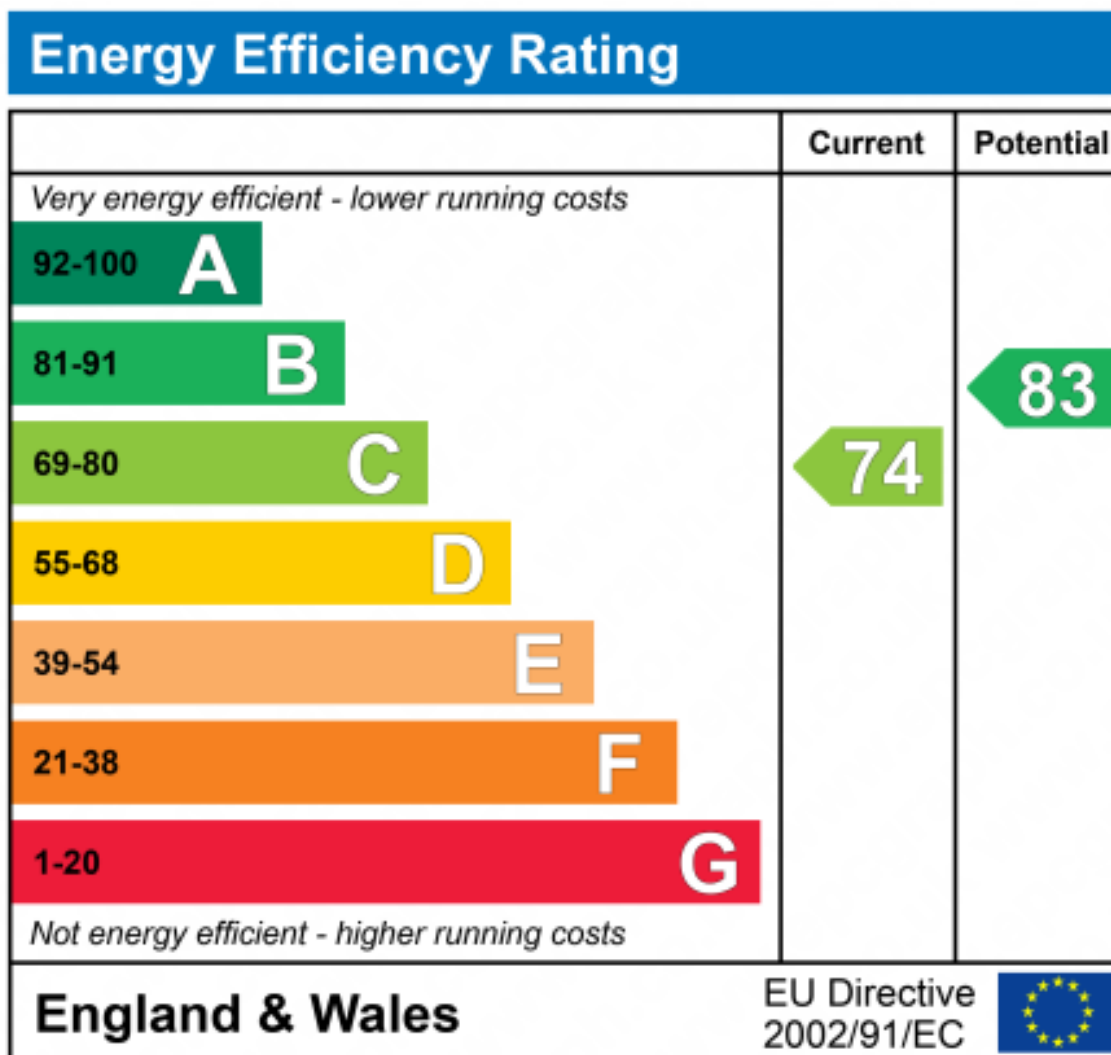
1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA: 1891 sq.ft. (175.7 sq.m.) approx.

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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