

Aldreds
Estate Agents



Fleet House Silver Street, Fleggburgh, Great Yarmouth, NR29

Guide Price £875,000



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Fleet House Silver Street

Fleggburgh, Great Yarmouth, NR29 3DB

- Highly Individual Architect Designed Residence
- Two Main Bedrooms With En-Suites
- Lounge, Dining Hall & Study
- Large Double Garage & Sweeping Driveway
- A Rare And Unique Opportunity
- Stunning Idyllic Location Surrounded By Farmland
- Four Bedrooms In Total
- Bespoke Kitchen/Breakfast Room
- Superb Landscaped Gardens Of Approaching 1.4 Acres
- Viewing Highly Recommended

Situated in an idyllic location surrounded by farmland, Aldreds are pleased to offer this highly individual architect designed detached residence with a stunning southerly facing aspect. This superb property has been carefully designed to maximise space and provide privacy from any room in the property. On the ground floor an entrance porch leads to the entrance dining hall with central feature staircase and full height window maximising the views down the garden, beyond is the main reception room and a bespoke fitted kitchen/breakfast room, separate utility room, shower room and study. The fantastic galleried landing also takes advantage of the stunning views and provides access off to the two main bedrooms both with built in wardrobes and en-suite facilities, two further bedrooms and a quality family bathroom. Outside a sweeping drive with turning area leads to the double garage. At the rear there are large landscaped gardens of just under 1.4 acres with a feature pond and large suntrap terrace. The remainder of the gardens are lawned and screened by hedging with a summerhouse at the bottom of the garden. The property also benefits from underfloor oil central heating throughout, aluminium framed double glazed windows, air circulatory system and vacuum system. This delightful property requires an early viewing to fully appreciate the space and design of accommodation.



Entrance Porch

Feature entrance with glass front and vaulted ceiling, part double glazed entrance door, slate clad walls, courtesy light, tiled flooring, internal door to:

Reception/Dining Hall

Irregular shaped room with a stunning feature central open tread staircase with glass panels leading to the first floor, beyond a full height feature aluminium framed double glazed window overlooking the rear garden, limestone tiled flooring with underfloor heating, doors leading off to:

Lounge 16'7" x 13'3" minimum (5.05 x 4.04 minimum)

Irregular shaped room with aluminium framed double glazed windows on to the rear garden, fitted carpet with under floor heating, recess with living flame LPG remote controlled fire, wall mount tv point, recessed spot lights.



Kitchen/Breakfast Room

Bespoke kitchen designed by Norfolk Manufacturing with a mix of wooden base units with Corian worktops and black gloss pop out storage cupboards, feature island breakfast bar unit, inset double bowl stainless steel sink units with mixer tap, recess housing the Lacanche LPG range cooker with stainless steel splashback panel and extractor hood over, integrated dishwasher and fridge, upstands, recessed spot lighting, riven Welsh slate finish tiled flooring with under floor heating, aluminium double glazed windows to front/side and French doors to rear terrace.

Shower Room 9'5" x 4'2" (2.87 x 1.27)

Limestone tiled walls and flooring with shower area with floor drain and mains fed shower fitting, low level wc, vanity unit with wash basin, chrome towel rail/radiator, mirror panel and lighting, extractor fan, underfloor heating, smoked glass aluminium double glazed window to rear.

Utility Room 12'2" maximum x 9'5" (3.71 maximum x 2.87)

Riven Welsh slate tiled flooring with under floor heating, single drainer stainless steel sink unit, space and plumbing for a washing machine, fitted storage cupboards, aluminium double glazed window to front aspect, part double glazed aluminium framed door to rear, door in to the double garage.

Directions

From the Great Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn left into Norwich Road, continue over the next roundabout into Fleggburgh Road, continue through Filby, on reaching the village of Fleggburgh continue past Broadland sports and Broad Farm Holiday park and turn left in to Ruggs Lane. Continue down Ruggs Lane and on in to Silver Street where the property can be found on the left hand side.



Study 12'0" x 10'8" (3.66 x 3.25)

Limestone tiled flooring with under floor heating, telephone point, fitted storage book shelving, full height aluminium double glazed window to rear.

First Floor Galleried Landing

Glass screened galleried landing with full height aluminium double glazed window to rear, maple flooring with under floor heating, built in storage cupboard, doors leading off to:

Bedroom 1

Plus to one wall black gloss built in wardrobe cupboards, aluminium framed double glazed window to front and French doors to a Juliet balcony providing stunning views, maple flooring with under floor heating, vaulted ceiling, wall mount tv point, door to:

En-Suite Bathroom

Luxury bathroom with a deep white bath with mixer tap, separate tiled shower cubicle with mains fed shower fitting, Amtico flooring with underfloor heating, attractive tiling to all walls, low level wc, black gloss vanity unit with counter top oval sink, aluminium framed double glazed window to front aspect.

Bedroom 2

Plus to one wall cream gloss built in wardrobe cupboards, aluminium framed double glazed window to side and French doors to a Juliet balcony providing stunning views, maple flooring with under floor heating, vaulted ceiling, wall mount tv point, door to:

En-Suite Shower Room

Double width tiled shower cubicle with mains fed shower fitting, corner low level wc, white gloss vanity unit with counter top circular bowl sink with mixer tap, Amtico flooring with underfloor heating, vaulted ceiling, aluminium framed double glazed window to side aspect.

Bedroom 3 14'5" x 8'2" (4.39 x 2.49)

Including cream gloss fronted fitted wardrobes, maple flooring with under floor heating, vaulted ceiling, tv point, aluminium framed double glazed door on to a Juliet balcon.,

Bedroom 4 10'7" x 8'2" (3.23 x 2.49)

Maple flooring with under floor heating, tv point, vaulted ceiling, aluminium framed double glazed doors on to a Juliet Balcony.

Family Bathroom 10'1" x 8'2" (3.07 x 2.49)

Luxury suite comprising stand alone white deep oval bath with mixer tap, low level

wc, corner cream gloss vanity unit with surface mounted oval bowl sink with mixer tap and mirrored panel over, Amtico flooring with under floor heating, vaulted ceiling, smoked glass aluminium framed double glazed window to front aspect, built in airing cupboard housing the pressurised hot water cylinder.

Outside

The property sits in an idyllic setting with a sweeping block pavior set driveway providing access to the property with parking for several vehicles and a turning area. There is access to the attached double garage 5.34m x 5.53m with pitched roof, twin up and over doors, power and lighting, oil boiler, water softener system and centralised vacuum system which links to the main house. A gated access leads in to the rear garden which has been landscaped and designed to provide a superb entertaining space with huge sun terrace with lower level pond. The remainder of the gardens have been lawned and screened by hedging to the majority of the boundaries. At the bottom of the garden is a large summerhouse/workshop which requires further finishing work. In total the grounds are approaching 1.4 acres (stms).

Agents Note

Adjacent to the property and attached to the garage block is a large cottage which can be sold in conjunction with Fleet House. Enquiries can be made and further information provided.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'F'

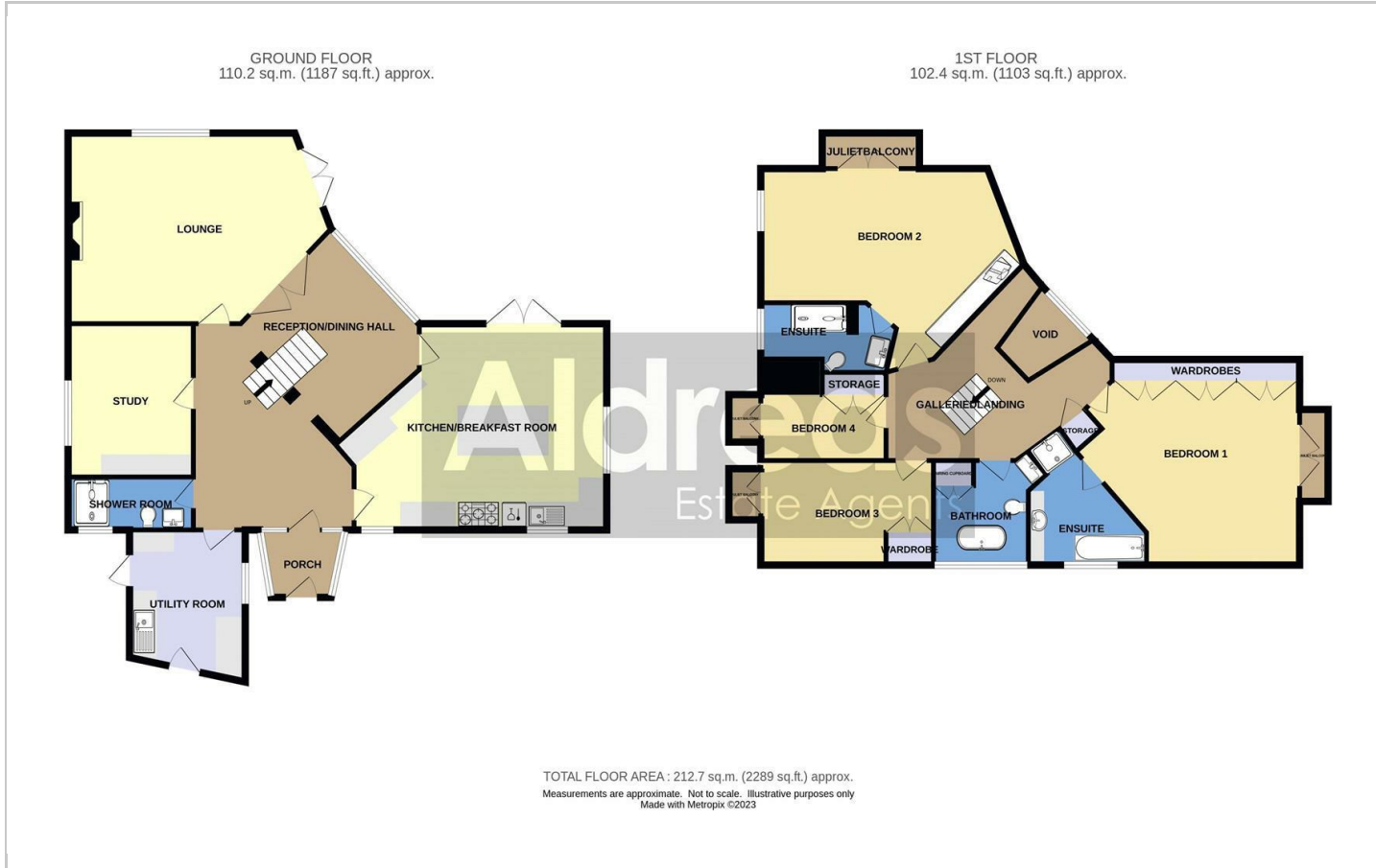
Location

Fleggburgh is a Broadland village approximately 7 miles north west of Great Yarmouth * Village Hall * Delivery service from Filby stores * Full Post Office service two mornings per week at the village hall * Leisure Centre with Swimming pool and squash courts * a Common adjoining Filby Broad * Primary School * School bus service taking older children to Acle * Eastern Counties bus services run links to Great Yarmouth and Norwich * Train services from Great Yarmouth and Acle link the main Railway Station at Norwich.

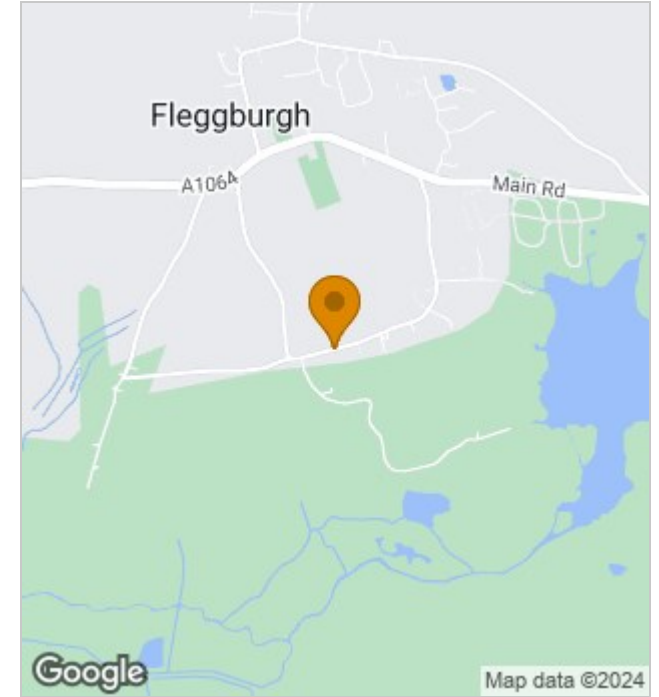
EPC Rating - TBC

Y11798/07/23/CF

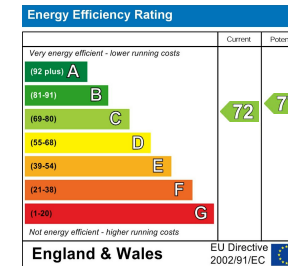
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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