

Aldreds
Estate Agents



2 Mulberry Tree Close

Filby, Great Yarmouth, NR29 3HD

Price Guide £520,000-£540,000



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GUIDE PRICE £520,000-£540,000 Aldreds are pleased to offer this superbly presented, modern detached residence in a quiet cul de sac within this much sought after Broadland village. This stunning family home offers a flexible blend of living space comprising of a spacious reception hall serving the lounge, separate dining room, delightful kitchen/breakfast room, utility room and cloakroom. On the first floor a light and airy galleried landing serves the master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Outside a wide driveway provides ample parking and access to the attached double garage with electric doors, private westerly facing landscaped garden providing an ideal space to relax and unwind. The property also benefits from pvc double glazed windows and oil central heating. An early viewing is strongly recommended.

Reception Hall

Sweeping staircase to first floor with under stairs cupboard, part double glazed pvc door, wood effect laminate flooring, radiator, doors leading off to:

Cloakroom

Low level wc, wood finish vanity unit with inset wash basin, extractor fan, tiled flooring, radiator.

Lounge

22'1" x 12'3" (6.75 x 3.74)

A superb double aspect room with double glazed windows to front and rear aspects, wood effect laminate flooring, two radiators, tv point.

Dining Room

11'7" x 10'6" (3.55 x 3.22)

Double glazed French doors to rear aspect, radiator, wood effect laminate flooring, radiator.

Kitchen/Breakfast Room

16'0" x 11'7" (4.88 x 3.54)

Extensively fitted with a quality cream finish kitchen with wall and matching base units granite effect work surfaces and matching upstands over, integrated fridge/freezer, dishwasher, electric double oven, ceramic hob and stainless steel extractor hood over, one and a half bowl stainless steel sink unit with mixer taps, slate finish tiled flooring, radiator, double aspect double glazed windows, space for a dining table, door to:

Utility Room

8'2" x 5'8" (2.49 x 1.74)

Matching base units with granite effect work surfaces and matching upstands over, single drainer stainless steel sink unit with mixer taps, space and plumbing for a washing machine and tumble dryer, slate finish tiled flooring, radiator, part double glazed pvc door to side, extractor fan.

First Floor Galleried Landing

Attractive wooden staircase, fitted carpet, radiator, double glazed window to front aspect, built in linen cupboard.

Bedroom 1

14'2" x 12'4" (4.34 x 3.76)

Including quality fitted bedroom furniture, radiator, tv point, wood effect laminate flooring, double glazed window to rear aspect, door to:

En-Suite Shower Room

8'1" x 3'11" (2.48 x 1.20)

Full width shower cubicle with aqua panelled walls and mains fed shower fitting, low level wc, vanity unit with inset wash basin, chrome towel rail/radiator, tiled walls and flooring, extractor fan, frosted double glazed window to rear aspect.





Bedroom 2

11'0" x 10'0" (3.36 x 3.06)

Double glazed window to rear aspect, radiator, tv point, wood effect laminate flooring.

Bedroom 3

11'10" x 10'0" (3.63 x 3.05)

Double glazed window to side aspect, radiator, tv point, wood effect laminate flooring.

Bedroom 4

12'4" x 7'8" (3.77 x 2.36)

Double glazed window to front aspect, radiator, tv point, wood effect laminate flooring.

Family Bathroom

Attractive white suite comprising curved panelled bath with electric power shower over, wood finish vanity unit with inset wash basin, low level wc, mainly tiled walls, chrome towel rail/radiator, extractor fan, frosted double glazed window to rear aspect.

Outside

To the front of the property a sweeping shingled driveway provides car parking for several vehicles and access to the attached double garage with twin electric roller blind doors, power and lighting, personal door to the rear and also housing the oil central heating boiler. The remainder of the frontage is lawned with a gate leading in to the rear garden. The rear garden is of a generous size, private with landscaped gardens comprising of a lawn flanked by low maintenance borders and planting. A wide sun trap terrace and fully enclosed boundaries.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'E'

Location

Filby is a Broadland village approximately 6 miles from Great Yarmouth with a Post Office/general store situated near to Filby Broad. The village boasts most attractive floral displays throughout, having received many prestigious awards from the annual entry to the local and National Villages in Bloom competition. There is a First School and Eastern Counties bus services operate links to Great Yarmouth and Norwich.

Directions

From the Aldreds 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 Main Road and proceed into the village of Filby where Mullberry Tree Close can be found on the left hand side.

Ref: Y12063/04/24/CF

AGENTS NOTE

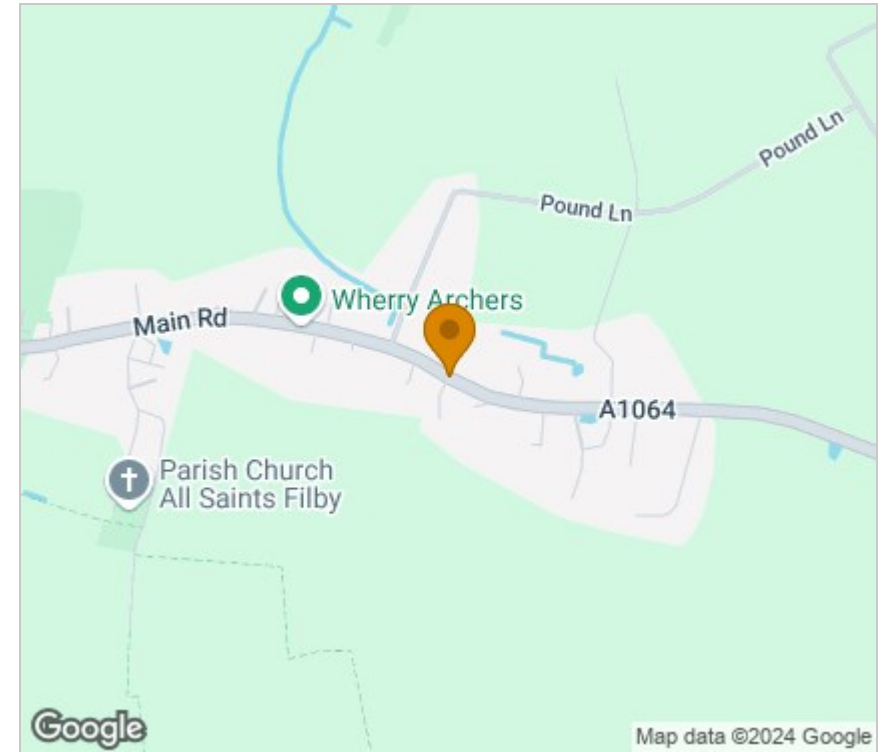
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Floor Plan



Area Map



Viewing

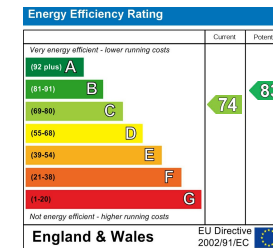
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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