

Aldreds
Estate Agents



7 Filby Close

Filby, Great Yarmouth, NR29 3HT

£425,000



7 Filby Close

Filby, Great Yarmouth, NR29 3HT

Aldreds are pleased to offer this well appointed detached bungalow in a quiet cul de sac location on a generous plot of approximately 0.25 of an acre which backs on to farmland with a south facing aspect. This superb bungalow offers great scope for further expansion due to the size of the plot but equally offers a current blend that would suit either as a retirement property or growing family with accommodation comprising of an entrance porch, lounge, conservatory/garden room, kitchen/breakfast room, three good sized bedrooms, luxury four piece bathroom suite, superb established gardens, garage and driveway parking. Offered Chain Free. Viewing is strongly recommended.

Entrance Porch

Part double glazed wood panelled entrance door, double glazed window, tiled flooring, built in storage, door to:

Inner Hallway

LVT flooring, access to the loft space, doors leading off to:

Bedroom 3

12'10" x 8'0" (3.92 x 2.46)

Double aspect double glazed windows to front and side, electric radiator.

Lounge

16'6" x 11'0" (5.03 x 3.37)

Superb living room with feature cast iron wood burner set in a recess, double aspect double glazed windows, electric radiator, tv point, door to:

Conservatory/Garden Room

10'11" x 10'2" (3.35 x 3.11)

Brick and pvc double glazed construction with poly carbonate roof over, electric radiator, wood effect vinyl flooring, two part double glazed doors to rear.

Kitchen/Breakfast Room

14'0" maximum x 12'0" maximum (4.27 maximum x 3.68 maximum)

Quality fitted kitchen with coloured wall and matching base units with contrast solid wood and square edge work surfaces, single drainer one and a half bowl sink unit, space and plumbing for a washing machine, two built in electric ovens and combi microwave, four ring LPG hob with plasma style extractor hood over, fitted breakfast bar, recess for fridge/freezer, LVT flooring, double glazed window to front aspect, electric radiator, doors to inner hall and:

Bathroom

8'10" x 5'6" (2.70 x 1.70)

Luxury four piece suite with corner quadrant shower cubicle with electric shower, low level wc, vanity unit with inset wash basin, panelled bath with shower mixer tap, chrome towel rail/radiator, under floor heating, frosted double glazed window to rear aspect.

Rear Hallway

Wooden flooring, electric radiator, part double glazed wood panelled door to rear, doors to:





Bedroom 1

13'0" x 12'0" maximum (3.97 x 3.68 maximum)

Double aspect double glazed windows to rear, electric radiator, tv point.

Bedroom 2

10'5" x 8'5" (3.20 x 2.58)

Double glazed window to front aspect, radiator.

Outside

To the front of the property is a driveway providing off street parking and access to the detached garage with an up and over door, power and lighting. The remainder of the front garden is lawned with a pathway to the entrance and side access in to the rear garden. The superb rear garden backs on to farmland and is a blank canvas for the keen gardener to further enhance with an expanse of lawn and a suntrap patio area. Useful outbuildings. The total plot is approximately a 1/4 of an acre and faces a southerly aspect.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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.

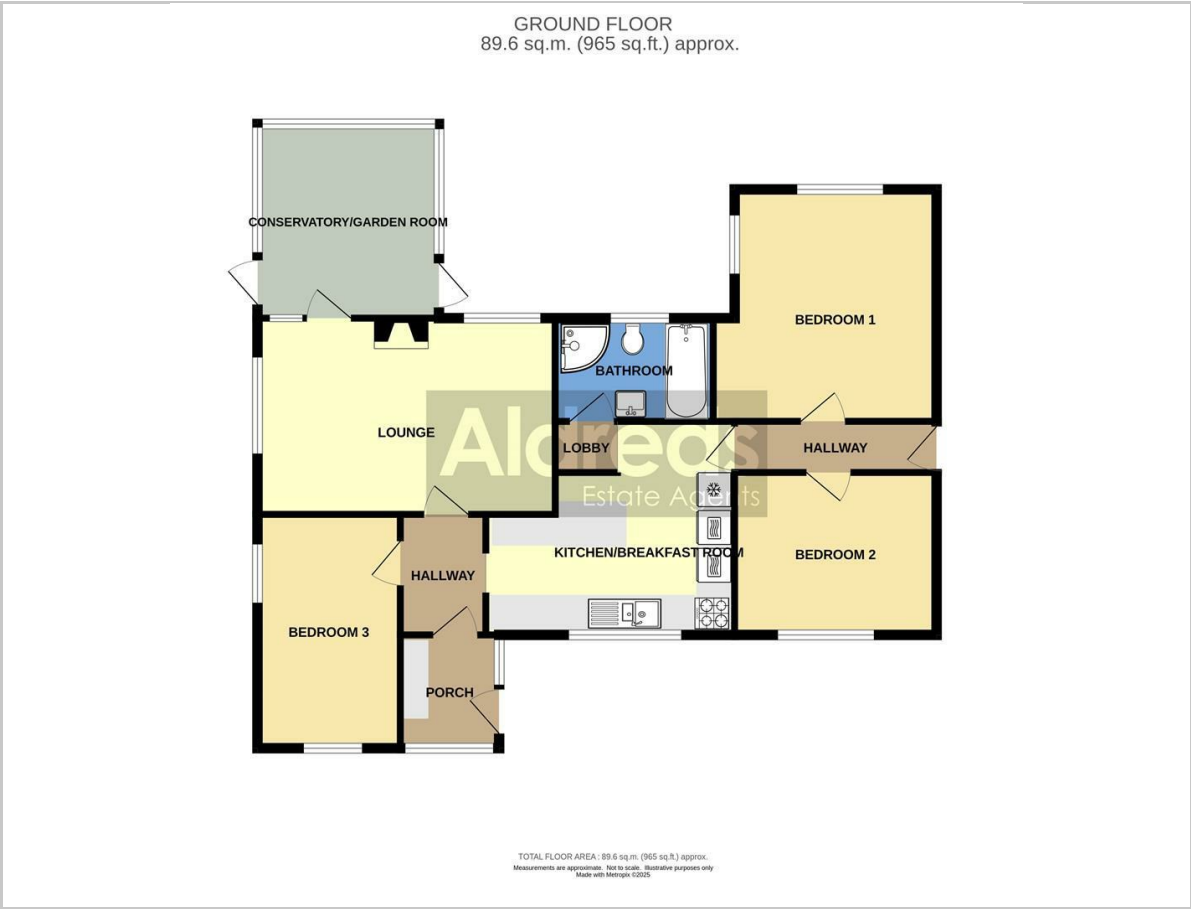
Directions

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 Filby Closecan be found on the left hand side half way through the village.

Ref: Y12449/07/25/CF



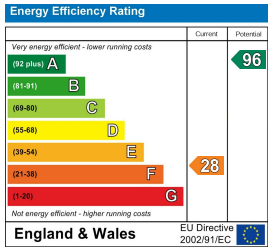
Floor Plan



Area Map



Energy Efficiency 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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.