

Aldreds
Estate Agents



5 Uncles Cottages Pound Lane, Fleggburgh, NR29 3BB

Guide Price £450,000



4



3



2



C



5 Uncles Cottages Pound Lane

NR29 3BB

- Substantial Semi Detached Cottage
- Four Bedrooms
- Generous Living Space with Wood Burning Stove
- Utility Room & Ground Floor Cloakroom
- Spacious Garden with Tremendous Open Farmland Views
- Beautifully Presented Throughout
- Master En Suite Shower Room
- Impressive Kitchen Diner
- Double Garage and Driveway
- Must be Viewed to be Appreciated!

Guide Price £450,000 - £470,000. We are delighted to offer this substantial, extended and improved semi detached cottage located in a pleasant rural position on the outskirts of the village of Fleggburgh. This well appointed home offers impressive accommodation comprising an entrance hall, lounge, kitchen/breakfast room, dining room, conservatory, utility room, ground floor cloakroom, four first floor bedrooms with master ensuite shower room and family bathroom. The property benefits from oil fired central heating supplemented with a wood burning stove, sealed unit double glazed windows, a double garage and ample off road parking, and well maintained gardens backing onto open farmland. Early internal viewing is highly recommended to appreciate this wonderful period property located in a lovely rural position.



Entrance Hall

Composite entrance door, obscure glazed window to front aspect, tiled flooring, radiator, stairs to first floor landing, power points, doors leading off;

Dining Room 11'11" x 11'10" (3.63 x 3.61)

Window to front aspect, radiator, power points, door to;

Rear Hallway

Tiled floor, under stair cupboard, doors leading off;

Cloakroom

Obscure glazed window to rear aspect, tiled flooring, low level w.c., hand wash basin within in a fitted vanity unit with a tiled splash back, radiator.

Utility Room 11'10" x 9'10" at max (3.61 x 3.00 at max)

Window and part glazed door to rear aspect, tiled flooring, radiator, a range of fitted cupboards and units with solid wood butchers block style work surface with tiled splash back and ceramic butler sink, plumbing for washing machine, space for an American style fridge-freezer, water softener.





Kitchen/Diner 24'5" x 9'6" (7.44 x 2.90)

Two rear facing windows, tiled flooring, a range of modern fitted kitchen units with work surface and upstand, stainless steel sink drainer with extendable mono bloc tap, space for range cooker with a stainless steel extractor over, space & plumbing for dishwasher and fridge, island unit with integrated breakfast bar, inset LED ceiling lighting, opening to lounge, glazed French doors leading to;

Conservatory 15'0" x 11'5" extending to 21'3" (4.59m x 3.48m extending to 6.49m)

With a wraparound corner conservatory of a uPVC sealed unit double glazed construction with glazed roof and a brick built base, bi-folding doors leading to garden, wall lighting, power points.

Lounge 24'11" x 12'1" (7.59 x 3.68 (7.6 x 3.69))

Windows to front and side aspects, wood burning stove on a tiled hearth, power points, television point, two radiators, door from entrance hall.

Directions

On arriving in the village of Fleggburgh on the Acle Road, turn right into Pound Lane where the property can be found a short way along on the right hand side.



First Floor Landing

Airing cupboard housing a pressurised hot water cylinder, loft access, power points, doors leading off;

Bedroom 1 14'7" x 12'3" (4.45 x 3.73)

Windows to front and side aspects allowing a superb open farmland view, radiator, power points, television point, door giving access to;

En-Suite Shower Room 12'3" x 7'1" (3.73 x 2.16)

Window to rear aspect allowing an open farmland view, tiled flooring, walk-in shower with fixed screen and raindrop shower head, pedestal hand wash basin, low level w.c., heated towel rail.

Bedroom 2 15'9" x 9'11" (4.80 x 3.02)

Radiator, power points, television point, window to rear aspect offering an open farmland view.

Bedroom 3 11'11" x 11'9" (3.63 x 3.58)

Window to front aspect, radiator, power points.

Bedroom 4 12'4" x 8'2" (3.76 x 2.49 (3.75 x 2.48))

Window to front aspect, radiator, built-in wardrobe, power points, television point.

Bathroom 12'0" x 9'7" at max (3.66 x 2.92 at max)

Window to rear aspect, pedestal hand wash basin, low level w.c., walk-in shower with fixed screens, roll top bath with mixer tap and shower attachment, heated towel rail, ventilation.

Outside

The property is approached with vehicular access via a driveway to the side leading to a brick built double garage with front facing up and over door, side service door, side facing window, power and lighting. The property offers spacious lawned garden with paved patio and pathways, the garden and property backs on to open farmland offering a tremendous open countryside aspect.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: 'B'

Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

Location

Fleggburgh is a Broadland village approximately 7 miles north west of Great Yarmouth with a village hall and recreation ground, delivery service from Filby stores, Post Office service two mornings per week at the village hall, Leisure Centre with Swimming pool and squash courts, a Popular Pub/Restaurant and a Common adjoining Filby Broad. There is also a village Primary School and a School bus service taking older children to Acle. Public bus services run links to Great Yarmouth and Norwich with train services from Great Yarmouth and Acle linking to the main Railway Station at Norwich.

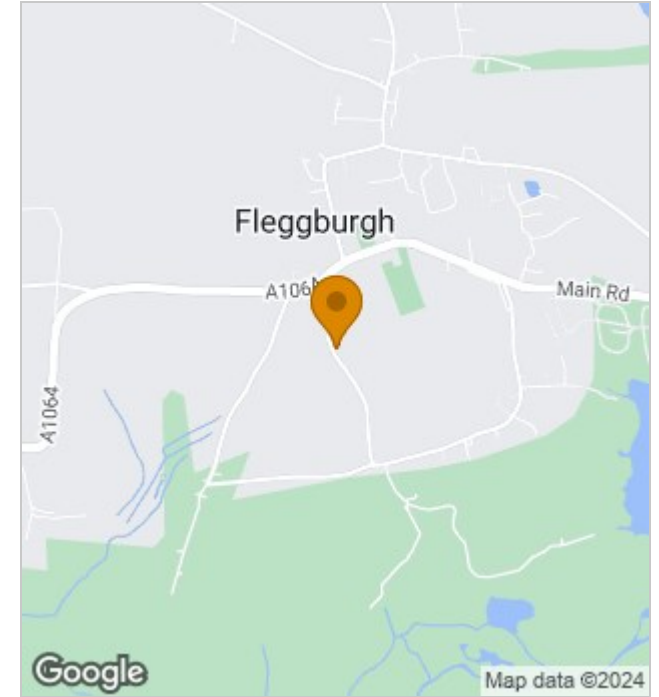
Reference

S9669/PJL

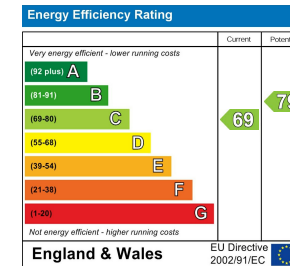
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA