

**Aldreds**  
Estate Agents



Gable End Town Road, Fleggburgh, Great Yarmouth, NR29 3AB

£415,000





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# Gable End Town Road

Fleggburgh, NR29 3AB

- Spacious Detached House
- Potential to Create Fourth Bedroom if Required
- Impressive Conservatory
- Double Garage and Driveway
- Lovely Lawned Garden
- Three Double Bedrooms
- Beautifully Presented
- Oil Central Heating
- Nicely Positioned Well Back from the Road
- Must View to Appreciate!

Aldreds are delighted to offer this beautifully presented detached house located in a delightful, tucked away position within the popular village of Fleggburgh. This well appointed property was originally designed as a four bedroom home, but has been laid out to create one larger, double aspect master bedroom with two further double bedrooms. Recreating the fourth bedroom would be reasonably straight forward, if required. The accommodation also includes a spacious entrance hall, double aspect lounge, conservatory, separate dining room, (potential bedroom 4), ground floor shower room, kitchen/breakfast room and utility room. The property offers oil-fired central heating, uPVC sealed unit double glazed windows, a spacious driveway, adjoining double garage and a delightful enclosed rear garden. Offered with no onward chain, early internal viewing is highly recommended to appreciate this beautifully presented home.



## Entrance Hall

Part-glazed composite entrance with glazed side panel, stairs to first floor landing, radiator, power points and doors leading off

## Shower Room

Obscure glazed window to rear aspect, fully tiled walls and floor, large, fixed screen shower cubicle with raindrop style shower head and additional shower hose, ventilation, LED ceiling lighting, low level WC hand wash basin within a fitted vanity unit with monobloc tap, antique style radiator and towel rail

## Dining Room/Potential Bedroom 4 12'0" x 10'5" (3.66 x 3.18)

With bay window to front aspect, radiator, power points, television point, telephone point, remote thermostat station for ground floor central heating, serving hatch from kitchen





### Kitchen 12'0" x 10'6" (3.66 x 3.20 (3.65 x 3.19))

Window to rear aspect, tiled flooring, radiator, power points, a range of fitted kitchen units, with work surface and tiled splashbacks, with stainless steel sink drainer with mixer tap, and separate drinking water tap, integrated fridge, electric oven, ceramic hob, extractor, plumbing for dishwasher, integrated breakfast bar, part-glazed door giving access to:-

### Utility Room

With part glazed doors and windows to front and rear, tiled flooring, power points, plumbing for washing machine, a range of fitted units with rolled edge work surface and tiled splashback, water softener, loft access, cupboard housing oil-fired boiler for hot water and central heating, door giving access to garage

### Lounge 22'0" x 12'0" (6.71 x 3.66)

A spacious double aspect room with bay window to front and glazed French doors leading to conservatory, three radiators, power points, television point, marble fireplace surround with a multi fuel stove

### Directions

On arriving in the village of Fleggburgh on the Acle Road, turn left just before the Kings Arms Public House into Town Road and proceed where the property can be found down a long private driveway on the left hand side just before the left hand turning into Westfield Close.



### Conservatory 14'1" x 13'5" (4.29 x 4.09 (4.3 x 4.1 at max))

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched glazed roof, tiled flooring, radiator, glazed French doors leading to garden, power points, wall lighting

### First Floor Landing

Window to front aspect, radiator, loft access, power point, central heating control for the first floor, doors leading off

### Master Bedroom 21'4" x 11'11" reducing to 9'11" (6.52m x 3.65m reducing to 3.04)

A hugely spacious room, originally designed to be two separate bedrooms, with the potential to sub-divide if required. Window to front aspect allowing a far-reaching farmland view across neighbouring gardens and window to rear aspect, two radiators, power points, telephone point, television point, airing cupboard housing hot water cylinder, built-in wardrobe, two door entrances from landing

### Bedroom 2 12'0" x 11'1" (3.66 x 3.38)

Window to rear aspect, radiator, power points, television point

### Bedroom 3 12'1" x 10'9" (3.68 x 3.28)

Window to front aspect, radiator, power points

### Bathroom

Obscure glazed window to rear aspect, part-tiled walls, modern white suite comprising low level WC, hand wash basin in a floating vanity unit with monobloc tap, panelled bath with mixer tap, heated towel rail, ventilation

### Outside

The property sits on a delightful tucked away position, sitting well back from Town Road, along a shared private driveway which opens into a shingled parking area to the front of the property and leading to garage. The front garden is beautifully presented, laid to lawn with a variety of well-stocked shrubbery and planting to borders. To the rear, is a generous lawned garden, enclosed with close board panel fencing to boundaries with a large patio area, uPVC oil storage tank, wood store, external water supply and lighting and garden shed and pedestrian access to side.

### Garage 19'9" x 16'1" at max (6.02 x 4.90 at max (6.01 x at max))

With an electrically operated roller door, power and lighting, window to rear aspect

### Tenure

Freehold

### Services

Mains water, electric and drainage

### Council Tax

Great Yarmouth Borough Council - Band E

### Energy Performance Certificate (EPC)

EPC Rating: D.

### 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 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

S9662/PJL

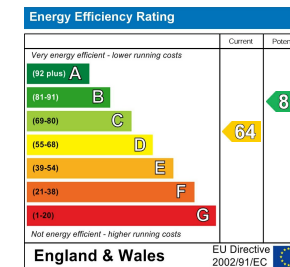
## Floor Plans



## 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.

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