

Aldreds
Estate Agents



26 The Village, Fleggburgh, NR29 3DL

£825,000



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£825,000

26 The Village

Fleggburgh, NR29 3DL

- Stunning Detached House
- Luxurious Porcelanosa Bathroom
- Double Aspect Lounge
- Double Garage & Generous Driveway
- Oil Central Heating (Underfloor)
- Five Bedrooms - Two En Suite
- Impressive Kitchen Diner
- Walled Garden with Impressive Garden Building
- Stunning Interior Finish
- PV Solar Panels

Aldreds are delighted to offer this superb five bedroom detached house, located in the much sought after Village in Fleggburgh. This beautifully appointed property has been recently improved to an exceptional standard by the current owners following build in 2017. The property benefits from oil fired under floor heating, PV solar panels, a stunning open plan kitchen/diner with a Mulberry fitted kitchen, a luxurious Porcelanosa bathroom and high quality fixtures and fittings throughout. The spacious accommodation includes the impressive kitchen diner, a double aspect lounge, ground floor cloakroom, five bedrooms (two with en-suites) and family bathroom. Outside, there is a delightful part walled garden with impressive garden entertaining building, a spacious driveway and a double garage. Early internal viewing is strongly recommended to appreciate this stunning property, located in a very desirable location.



Entrance Hall

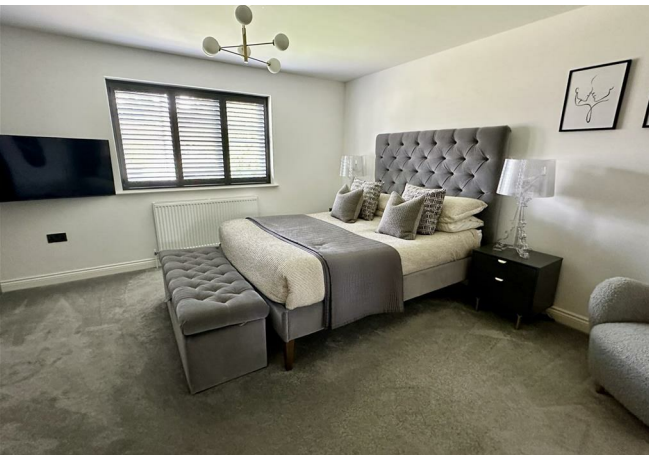
Part glazed composite entrance door with glazed side panels, ceramic tiled floor, stairs to first floor landing with under stair cupboard housing oil fired boiler for hot water and central heating, power points, alarm control, double cloaks cupboard, inset LED ceiling lighting, door giving access to garage, mains smoke detector, second cloak cupboard, doors leading off with double doors to the Kitchen diner.

Cloakroom

Obscure glazed window to front aspect, beautifully remodelled with ceramic tiled floor, hand wash basin within a fitted unit, low level w.c., ventilation.

Lounge 23'7" x 12'11" (7.21m x 3.94m)

A spacious double aspect room with bay window to front and window to rear, engineered timber floor, recently re-tiled inset fireplace with wood burning stove, power points, television point.





Open Plan Kitchen/Diner 26'8" x 17'4" reducing to 15'1" (8.15m x 5.3m reducing to 4.6m)

A hugely spacious double aspect room with windows to side and rear, glazed French doors leading to the rear garden, ceramic tiled floor, power points, television point, inset LED ceiling lighting, kitchen area with a range of Mulberry fitted units with work surface and upstand, wall cupboard under lighting, sink drainer and mono bloc tap, integrated electric appliances including two Siemens electric ovens, dishwasher, induction hob and a central stainless steel chimney extractor, fridge-freezer, door giving access to;

Utility Room 7'4" x 5'8" (2.24m x 1.75m)

Glazed door to side, ceramic tiled floor, fitted units matching the kitchen with sink drainer, plumbing for washing machine, ventilation.

First Floor Landing

Window to side aspect, power points, smoke detector, two built-in cupboards inset LED ceiling lighting, radiator, loft access, doors leading off;

Master Bedroom 14'3" x 12'11" to fitted wardrobes (4.35m x 3.94m to fitted wardrobes)

Window to rear aspect, a range of fitted Sharps wardrobes, radiator, power points, telephone point, door giving access to;

Directions

On arriving in the village of Fleggburgh on the Acle Road, passing the Kings Arms Public House, continue past the Recreation ground on the right hand side, before turning left a short way along into The Village, continue where the property can be found a short way along on the right hand side, just past the right hand turning into Hall Close.



Dressing Room 10'2" x 4'5" (3.12m x 1.37m)

With power points, radiator, door giving access to;

En-Suite Shower Room

Obscure glazed window to side aspect, part tiled walls, low level w.c., hand wash basin within a fitted vanity unit, tiled shower cubicle, heated towel rail, shaver point, ventilation, LED ceiling lighting.

Bedroom 2 20'9" reducng to 12'2" x 12'9" at max (6.33m reducng to 3.73m x 3.89m at max)

Double aspect room with windows to front and side, radiator, power points, door giving access to;

En-Suite Shower Room.

Obscure glazed window to side aspect, part tiled walls, low level w.c., pedestal hand wash basin, tiled shower cubicle, inset LED ceiling lighting, shaver point, ventilation, heated towel rail.

Bedroom 3 12'11" x 10'0" plus wardrobes (3.94m x 3.05m plus wardrobes)

Window to rear aspect, radiator, power points, television point, a range of built-in Sharps wardrobes.

Bedroom 4 12'11" x 9'1" plus wardrobes (3.94m x 2.77m plus wardrobes)

Window to front aspect, radiator, power points, telephone point, television point., fitted Sharps wardrobes.

Bedroom 5 11'6" x 10'0" (3.51m x 3.05m)

Window to rear aspect, radiator, power points.

Bathroom 8'11" x 8'8" (2.73m x 2.66m)

A luxurious bathroom, recently re-modelled with Porcelanosa suite, fittings and tiling, finished to the highest quality.

Outside

The property is approached with a spacious shingle driveway with an attractive garden wall to front boundary extending to side with external power supply, Lawned area with pathway to side leading to front covered entrance. To the rear, there is a nicely enclosed, generous garden with high level brick wall to one side boundary with down lighting, close board panel fencing to other boundaries, mainly laid to lawn with sandstone style paved pathway and patio, uPVC oil storage tank, access to side of property leading to front with external access to a garden WC.

Garden Building

Located at the top of the garden, providing a wonderful entertaining space with side and front aspect bi-folding doors opening onto the patio and garden and an adjoining store to side.

Double Garage 20'0" x 19'3" at max (6.12m x 5.89m at max)

With two electrically operated roller doors, side window, side service door, built in cupboard.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Agents Note

The property benefits from PV Solar panels offering supplementary electric supply.

Council Tax

Great Yarmouth Borough Council - Band: E.

Energy Performance Certificate (EPC)

EPC Rating: B.

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.

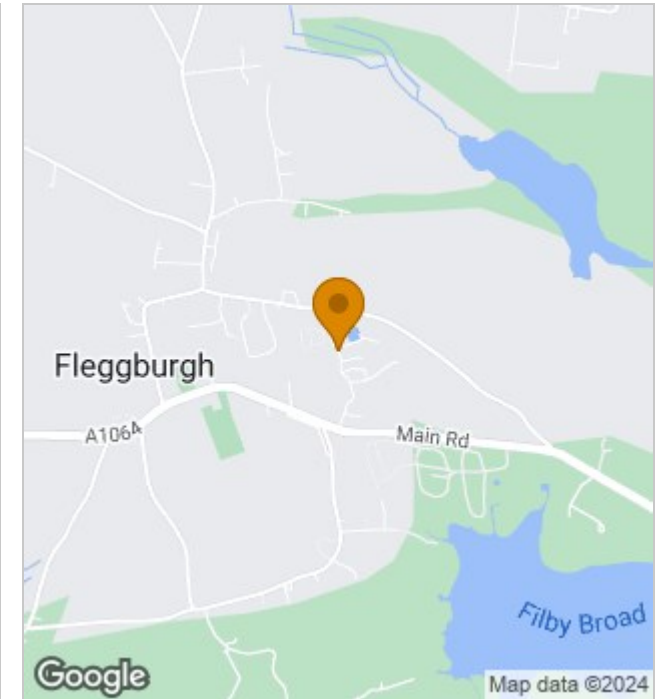
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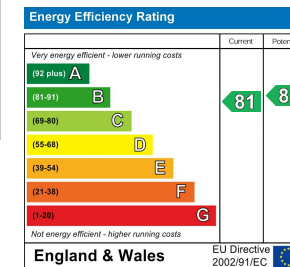
Floor Plans



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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