

Aldreds
Estate Agents



5 Westfield Close, Fleggburgh, NR29 3DQ

£400,000 - £435,000





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Fleggburgh, Great Yarmouth, NR29 3DQ

- Spacious Detached House
- Open Plan Lounge/Dining Room
- Oil Fired Central Heating
- Double Garage and Driveway Parking
- Open Farmland Views
- Four Bedrooms
- Ground Floor Cloakroom
- Conservatory
- Generous Garden
- Early Internal Viewing Is Highly Recommended

Aldreds are pleased to offer this spacious four bedroom detached house situated in a pleasant cul-de-sac position within the popular village of Fleggburgh. This nicely located property offers a generous garden with outstanding open farmland views to the rear. The accommodation comprises of an entrance hall, ground floor cloakroom, kitchen, open plan lounge/dining room, conservatory, four bedrooms and bathroom. The property offers oil fired central heating, uPVC sealed unit double glazed windows, driveway parking and a double garage. Offered with no onward chain, early internal viewing is highly recommended.



Entrance Hall

Part glazed uPVC entrance door with glazed side panel, window to side aspect, stairs to first floor landing, power points, doors leading off.

Cloakroom 7'0" x 5'1" (2.14m x 1.56m)

Window to front aspect, tiled flooring, radiator, pedestal hand wash basin with tiled splash back, low level w.c.

Kitchen 14'7" x 8'9" plus boiler alcove (4.46m x 2.67m plus boiler alcove)

Window to front aspect, part glazed door to side, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, plumbing for washing machine, oil fired boiler for hot water and central heating, serving hatch to dining room.

Lounge 12'9" x 10'8" (3.89m x 3.27m)

Window to rear aspect, radiator, power points, television point, wall lighting, fireplace surround with an electric log effect fire, open plan access to;





Dining Room 15'1" x 10'4" (4.61m x 3.17m)

Window to side aspect, radiator, power points, serving hatch from kitchen, French doors leading to;

Conservatory 11'5" x 9'0" at max (3.48m x 2.75m at max)

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

First Floor Landing

Airing cupboard housing hot water cylinder, doors leading off;

Bedroom 1 13'8" x 9'11" (4.19m x 3.04m)

Two front facing windows, built-in wardrobe, two radiators, power points.

Bedroom 2 11'2" x 10'9" (3.42m x 3.3m)

Window to rear aspect, radiator, power points, built-in wardrobe.

Bedroom 3 9'5" x 7'11" red to 6'11" (2.89m x 2.43m red to 2.11m)

Window to front aspect, radiator, power points.

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 a short way along, turning left into Westfield Close. Proceed as the road turns round to the right, where the property can be found towards the end on the left hand side, located by our 'For Sale' board.



Bedroom 4 9'5" x 8'3" red to 7'9" (2.89m x 2.54m red to 2.38m)

Window to rear aspect, radiator, power points.

Bathroom 7'4" x 5'4" (2.25m x 1.64m)

Obscure glazed window to side aspect, fully tiled walls, white suite comprising of low level w.c., pedestal hand wash basin, panelled bath with mixer tap and shower attachment, radiator.

Outside

The property is approached with vehicular access via a brick weave driveway extending to the side of the property, leading onto a;

Double Garage 17'6" x 17'5" (5.34m x 5.31m)

Front facing up and over door, power and lighting, side service door, side facing window.

Gardens

The property offers mature gardens to the front and rear, a particular feature of the property is the generous rear garden, mainly laid to lawn and backing on to open farmland with fantastic views across a neighbouring paddock.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: 'D'

Location

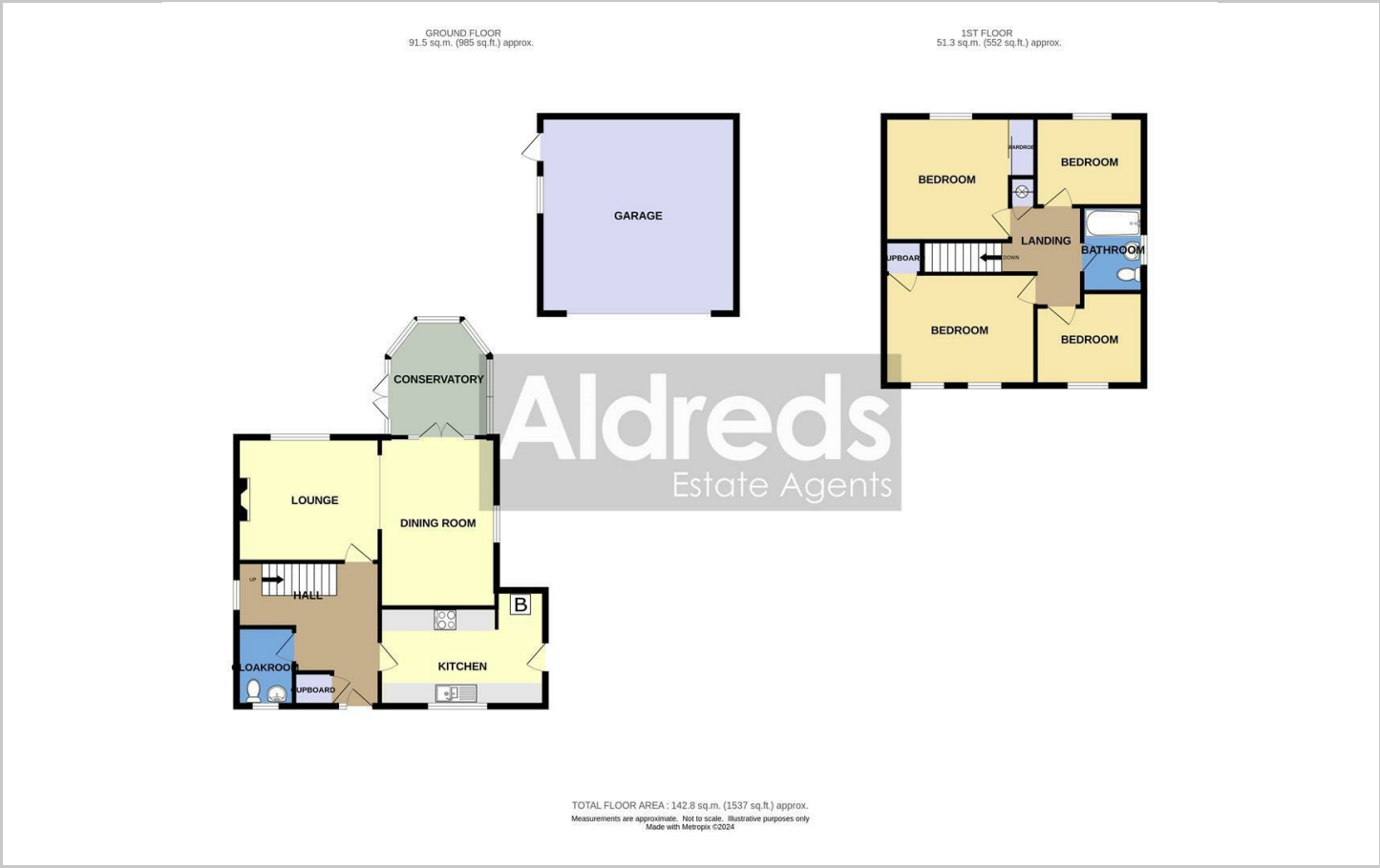
Fleggburgh is a Broadland village approximately 7 miles north west of Great Yarmouth with a village hall and recreation ground, delivery service from Filby stores, Post Office service two mornings per week at the village hall, Leisure Centre with Swimming pool and squash courts, a Popular Pub/Restaurant and a 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

PJL/S9875



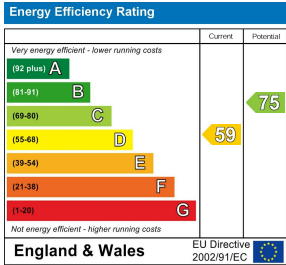
Floor Plans



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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