

**Aldreds**  
Estate Agents



Plot 8 Autumn Close, Fleggburgh, Great Yarmouth, NR29 3FQ

£725,000



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£725,000

# Plot 8 Autumn Close

Fleggburgh, Great Yarmouth, NR29 3FQ

- Impressive Brand New Bungalow
- Two En Suite Shower Rooms
- Underfloor Heating with Air Source Heat Pump
- Generous Garden with Wooded Backdrop
- Exclusive Development
- Four Bedrooms
- Impressive 10m Open Plan Living/Dining/Kitchen Area
- Flooring Included, subject to PC Sum
- Spacious Driveway and Double Garage
- Open Enquiries Recommended

Aldreds are delighted to offer this exceptional, spacious four bedroom detached bungalow, currently under construction and the first to be available on this exclusive development in the popular village of Fleggburgh. The accommodation will include an impressive entrance hall with roof lantern light, a 10m long open plan living/dining/kitchen area backing onto the rear garden, four double bedrooms including two en-suite shower rooms, utility room and family bathroom. The property will offer under floor heating via an air source heat pump and is sold with floor coverings included, subject to a PC sum. A particular feature of this plot is the generous rear garden backing onto a lovely wooded backdrop. Early enquiries are strongly recommended at early stage of build.



## Entrance Hall

Part glazed entrance door with glazed side panels, built-in cloaks cupboard, lantern roof light, door giving access to double garage, doors leading off;

## Open Plan Kitchen/Dining/Living Space 33'5" x 15'8" reducing to 13'8" (10.19m x 4.79m reducing to 4.19m)

A tremendous open plan space to the rear of the property overlooking the back garden, accessed via double doors from hallway with a feature central lantern roof light, double doors to garden, windows to side and rear aspects, fully fitted kitchen and appliances - with buyer choice available at an early stage, subject to a PC sum. A wood burning stove in the living area as an optional extra.

## Master Bedroom 19'8" x 16'3" at max (5.99 x 4.95 at max)

Window to front aspect, built-in wardrobe, door giving access to;





### En-Suite Shower Room

Half tiled room with obscure glazed window to side aspect, low level w.c., hand wash basin, shower cubicle.

### Bedroom 2 13'5" reducing to 12'0" x 12'7" (4.1m reducing to 3.66m x 3.86m)

Window to side aspect.

### En Suite Shower Room

Half tiled room with obscure glazed window to side aspect, low level w.c., hand wash basin, shower cubicle.

### Bedroom 3 13'1" x 9'10" (3.99 x 3.00)

Window to side aspect.

### Bedroom 4 9'10" x 13'1" (3.00 x 3.99)

Window to side aspect.

### Bathroom

Half tiled room with obscure glazed window to side, panelled bath, pedestal hand wash basin, low level w.c., shower cubicle.

### Utility Room 13'5" x 7'3" (4.09 x 2.21)

Part glazed door to side, a range of fitted units with sink drainer, plumbing for washing machine.

### Directions

On arriving in the village of Fleggburgh on the Acle Road, turn left just before the Kings Arms Public House into Town Road, proceed turning sharply right into Rollesby Road then follow the left hand bend at the junction with Tower Road and proceed a short way along, passing Tretts Lane on the right where Autumn Close can be found, under construction on the right hand side, located by our FOR SALE board.



### Garage 19'8" x 20'11" (5.99 x 6.38)

With an electrically operated up and over door.

### Tenure

Freehold

### Agents Note

The photos shown are from another completed plot on the development, of the same bungalow type, but handed. The woodburner shown is available as optional extra on this plot.

### Services

Mains water, electric & Drainage

### Predicted Energy Performance Certificate (PEA)

Rating: 'C'

### Summary information

This hugely spacious detached bungalow, currently under construction will be finished to a high standard throughout and benefit from under floor heating via an air source heat pump, Anthracite grey uPVC sealed unit double glazed windows and floor coverings included throughout with buyer choice, subject to a PC sum. Bathrooms will be tiled and at an early stage, buyer input is available on bathroom and kitchen styles, again subject to PC sums. PV Solar Panels are also an available optional extra.

### Location

Fleggburgh is an attractive 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 Academy. 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.

### Specification And Measurements

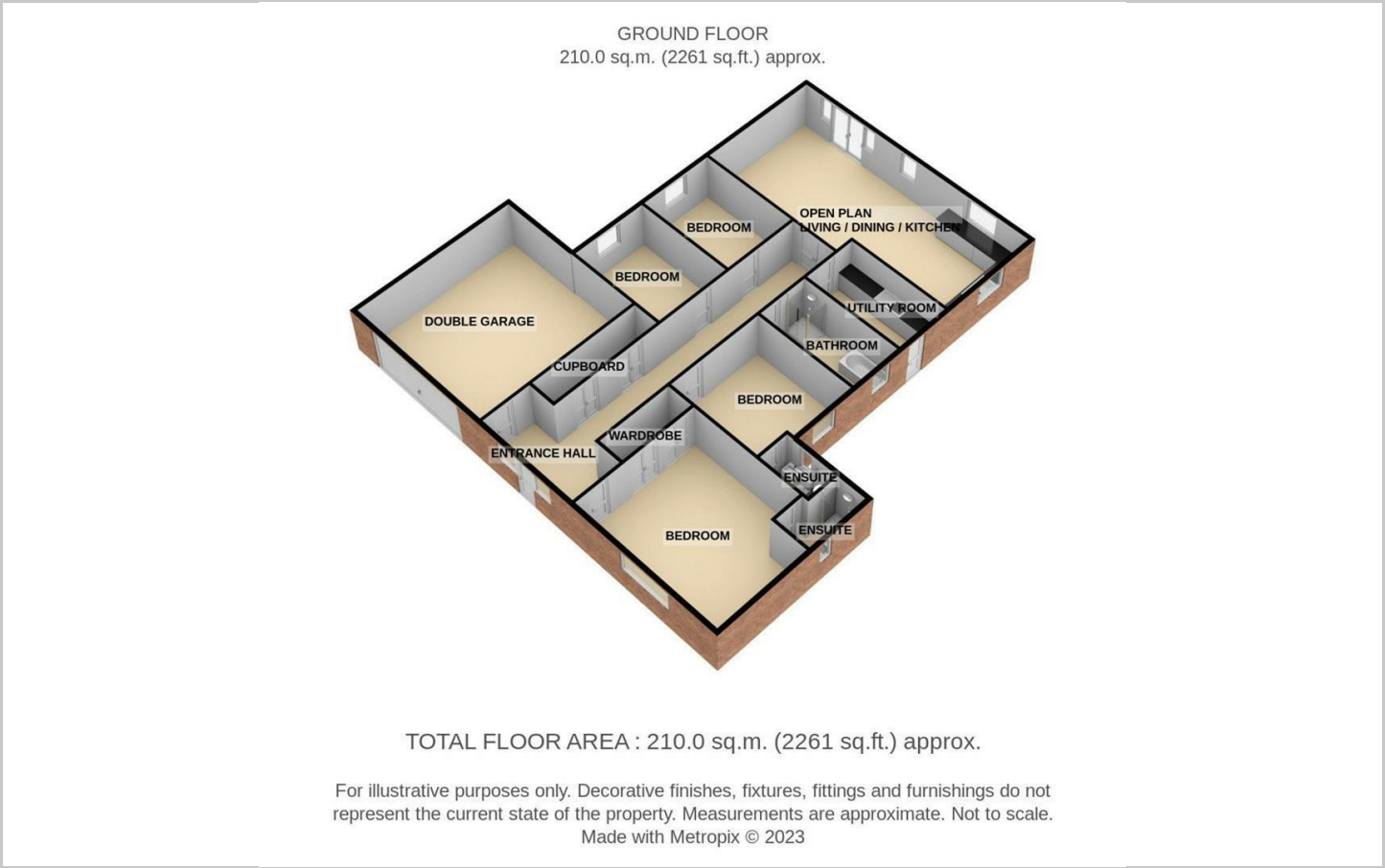
All measurements are scaled from plans and should be used as an approximate guide only. Specification is subject to change and alteration during the course of construction without notice prospective purchasers should satisfy themselves as to the agreed specification prior to purchase.

### Reference

PJL/S9699



Floor Plans



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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Location Map



Energy Performance Graph

