

Aldreds
Estate Agents



4 Church View, Fleggburgh, NR29 3DJ

£525,000





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4 Church View

Fleggburgh, NR29 3DJ

- Spacious Detached House
- 6.95m Lounge with Woodburning Stove
- Oil Central Heating
- Double Garage
- Sought After Village Location
- Four Bedrooms (Master en Suite)
- Dining Room & Kitchen Breakfast Room
- Delightful, Mature Gardens
- Spacious Driveway Parking
- Offered with No Onward Chain

Aldreds are delighted to offer this substantial detached house, situated in a pleasant position within the popular village of Fleggburgh. This spacious home is presented in excellent order throughout with scope for further modernisation and offers generous accommodation of including four bedrooms with master en-suite shower room and family bathroom, a 6.95m x 4.45m double aspect lounge with woodburning stove, dining room, cloakroom and a double aspect kitchen/breakfast room.

The property benefits from oil fired central heating, uPVC sealed unit double glazed windows, full secluded gardens, driveway parking and double garage. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



Entrance Hall

Part glazed door, window to front aspect, wood block flooring, stairs to first floor landing with under stair cupboard, power points, telephone point, thermostat, cloaks cupboard, doors leading off;

Cloakroom

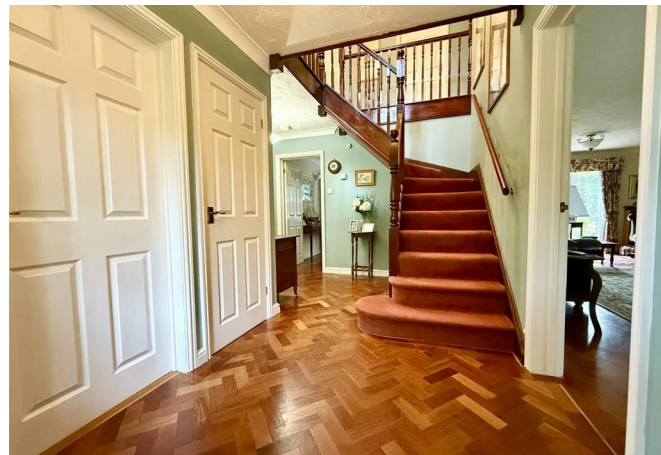
Front facing obscure glazed window, low level w.c., hand wash basin with tiled splash back, radiator.

Lounge 22'9" x 14'7" (6.95m x 4.45m)

A hugely spacious, double aspect room with windows to front and glazed French doors to rear garden, wood block flooring, timber fireplace surround with brick inset, tiled hearth and wood burning stove, wall lighting, power points, television point, two radiators, picture wall lighting, French doors to;

Dining Room 11'8" x 10'6" (3.56m x 3.21m)

Window to rear aspect, wood block flooring, radiator, power points, wall lighting.





Kitchen/Breakfast Room 22'9" reducing 17'7" x 10'6" at max (6.95m reducing 5.37m x 3.22m at max)

A spacious double aspect room with windows to front and rear, tiled flooring, two radiators, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, ceramic sink drainer with mixer tap, integrated electric oven, ceramic hob, stainless steel chimney extractor, plumbing for dishwasher, integrated fridge, television point, door to;

Rear Lobby

Part glazed door to rear garden, door to giving access to garage, tiled flooring.

First Floor Galleried Landing

A spacious landing area with study space, window to front aspect, access to roof storage in the eaves, radiator, power points, airing cupboard housing hot water cylinder with immersion heater, loft access, doors leading off;

Bedroom 1 14'4" x 10'8" (4.39m x 3.26m)

Window to rear aspect, radiator, power points, television point, door giving access to;

En-Suite Shower Room

Window to rear aspect, part tiled walls, radiator, white suite comprising low level w.c., pedestal hand wash basin, tiled shower cubicle with electric shower.

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 where Church view can be found a short way along on the right hand side and the property located on the left hand corner.



Bedroom 2 14'7" x 10'4" (4.45m x 3.16m)

Window to front aspect, radiator, power points.

Bedroom 3 12'0" x 11'0" (3.67m x 3.36m)

Window to rear aspect, radiator, power points.

Bedroom 4 10'7" x 8'0" (3.25m x 2.45m)

Window to front aspect, radiator, power points.

Bathroom

Rear facing obscure glazed window, part tiled walls, white suite comprising of pedestal hand wash basin, low level w.c., free-standing roll top bath with a mixer tap with shower attachment, radiator.

Outside

The property occupies a pleasant corner plot on this desirable private road with a large shingle driveway extending to the front and side of the property, leading to;

Garage 20'2" x 18'2" (6.15m x 5.55m)

Two front facing up and over doors, side facing window, power, lighting and rear service door.

Gardens

The property sits delightfully in secluded mature gardens, with a range of tree planting and shrubbery creating a private space, with a paved patio to rear and side of the property with external water supply and lighting. To the OTHER side is a pair to timber gates allowing access with a greenhouse and uPVC oil storage tank. Beyond the rear boundary hedge is an additional strip of land on separate title which is sold with the property, giving potential to extend the garden.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: E.

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 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.

Reference

PJL/S9963



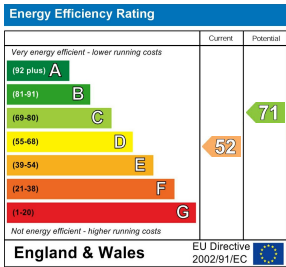
Floor Plans



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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