



ADDRESS

Topping
Thrigby Road
Filby
Norfolk
NR29 3HJ

TENURE

Freehold

STATUS

Chain Free Sale

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‘THE OPEN-PLAN LIVING SPACE SEAMLESSLY INTEGRATES WITH THE LUSH GARDENS, FOSTERING AN ATMOSPHERE SUFFUSED WITH NATURAL LIGHT’

The Tour

Presenting an exquisite single-storey residence, meticulously renovated, this property emanates a harmonious fusion of modernity and timeless elegance. Encompassing approximately 1,800 sq ft internally, the open-plan living space seamlessly integrates with the lush gardens, fostering an atmosphere suffused with natural light through strategically placed French windows.

Externally, the facade exudes sophistication with a tasteful combination of brick and coloured render. A shingled driveway, bordered by raised flower beds and mature plantings, not only enhances curb appeal but also ensures privacy from the street.

Accessible through an inviting entrance hall, the property introduces a dual-purpose utility and mudroom, catering to practical daily needs.

Internally, the predominantly open-plan layout unveils a capacious family room, offering versatile lounging and dining areas. French windows effortlessly connect the interior to patios and meticulously landscaped gardens. The kitchen, adorned with high gloss cabinetry, conceals a suite of modern appliances, including an electric range cooker and extraction canopy.

Transitioning to the sleeping quarters, a central hallway adorned in a modern neutral palette leads to four bedrooms and a family bathroom. Two generously sized bedrooms boast ensuite shower rooms, providing both comfort and convenience.

The property extends its allure beyond the interiors. A private garden, lawned with mature plants and climbing shrubs, unfolds at the rear. This outdoor haven is further enhanced by outdoor dining areas, seamlessly extending the internal living space.

A workshop provides additional amenity & garden storage, whilst the driveway and garage ensure plentiful car parking for residents and visitors.

Key details for potential buyers:

- Tenure: Freehold
- Heating: Oil-fired central heating
- Average Heating & Lighting Costs: TBC
- Council Tax: Band D (£2,106)
- Energy Performance: TBC

**'THE KITCHEN,
ADORNED WITH
HIGH GLOSS
CABINETS,
CONCEALS
A SUITE OF
MODERN
APPLIANCES'**





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The Area

Filby, strategically positioned in Norfolk, presents an ideal fusion of tranquil rural living and accessibility to amenities. The East of England location provides residents with proximity to the renowned Norfolk Broads, a network of rivers and lakes that contribute to the region's breath-taking natural beauty.

For families, Filby offers reputable primary schools within the village and well-regarded secondary schools within convenient commuting distance, ensuring an enriching educational experience for all.

Local shopping is a charming affair, with village stores catering to daily needs. For a more extensive retail experience, the nearby town of Great Yarmouth provides an array of shops, supermarkets, and amenities.

Outdoor enthusiasts can indulge in the serene beauty of the Norfolk Broads, perfect for leisurely strolls, bird watching, or boating activities. The village also boasts a rich historical tapestry, with museums, ancient churches, and historic houses awaiting exploration.

Community engagement is fostered through local events and festivals, offering residents opportunities to connect, creating a warm and inviting atmosphere. The Norfolk Broads, in addition to providing a picturesque backdrop, become a playground for boating enthusiasts seeking a unique and refreshing way to unwind.

Experience the charm of village life in Filby, where community activities, clubs, and social events create a vibrant and inclusive environment. This property seamlessly integrates the tranquillity of its surroundings with modern living, offering a rare opportunity for discerning buyers seeking a residence that transcends the ordinary.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.





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Entrance hall leading into kitchen



Utility/mud room



Private gravelled driveway leading to garage



Workshop and patio area



Bedroom with fitted wardrobes



Bedroom four/ home office



Ensuite shower room

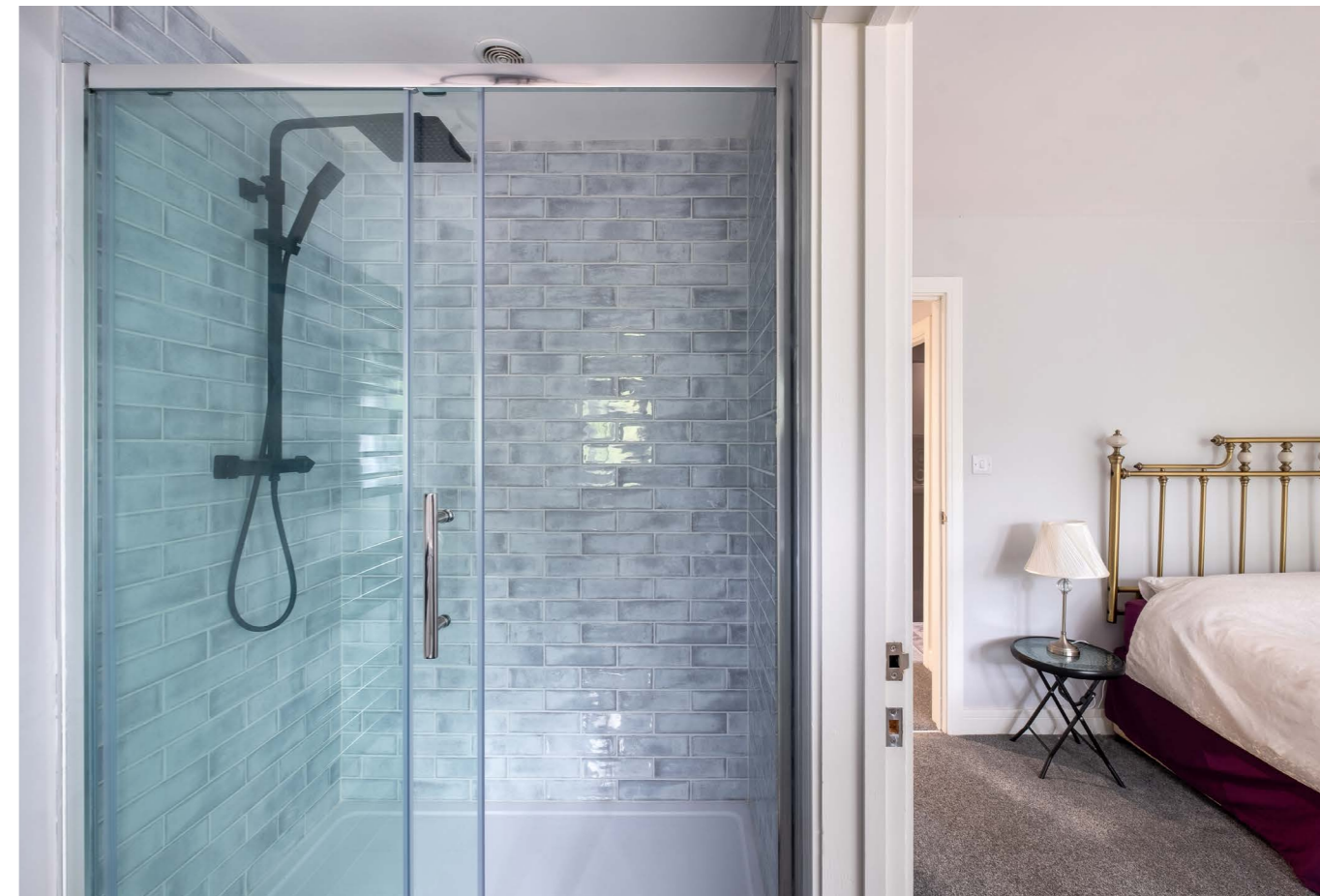


Third bedroom



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**'TWO GENEROUSLY SIZED
BEDROOMS BOAST ENSUITE
SHOWER ROOMS, PROVIDING BOTH
COMFORT AND CONVENIENCE'**



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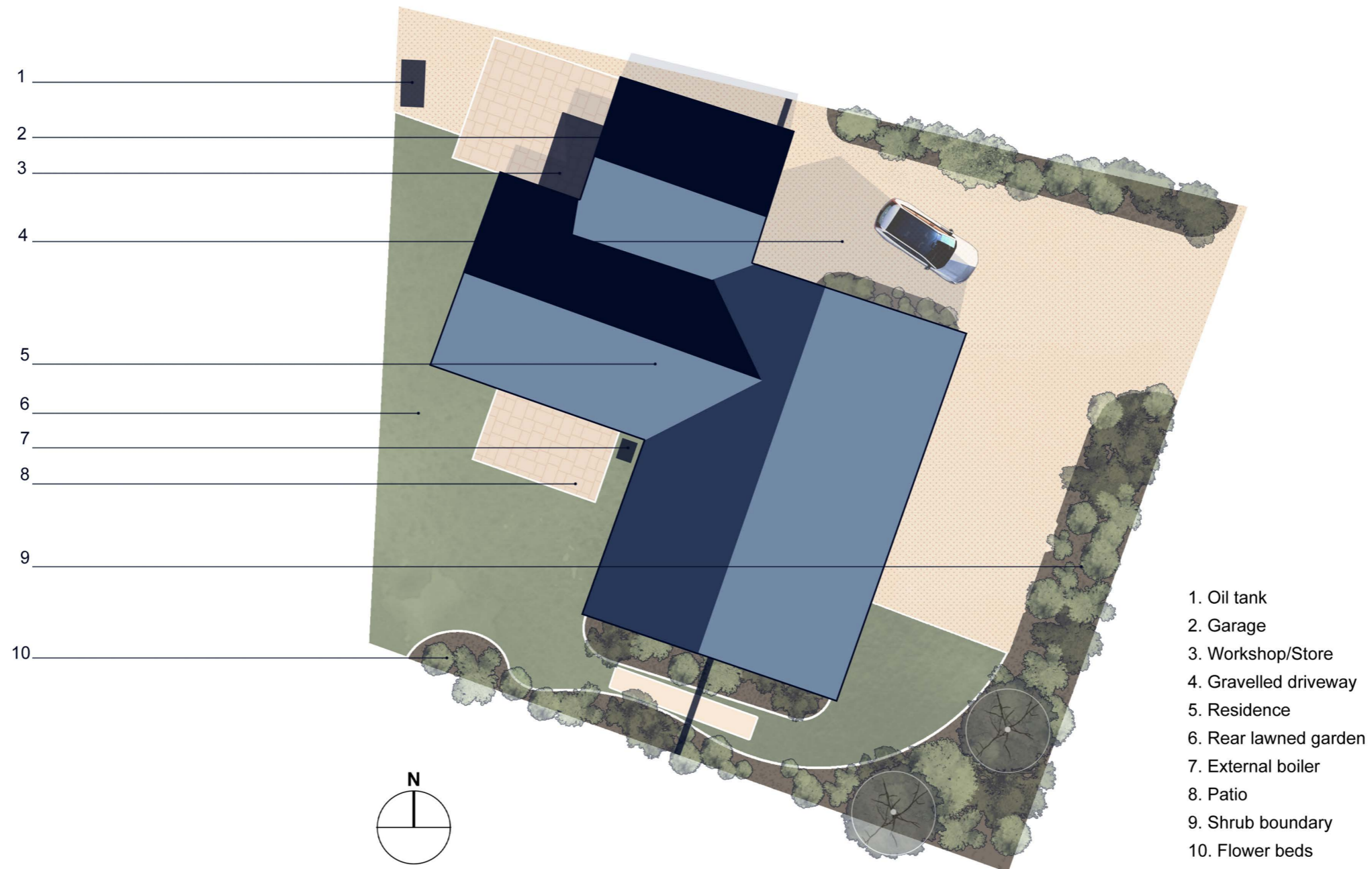
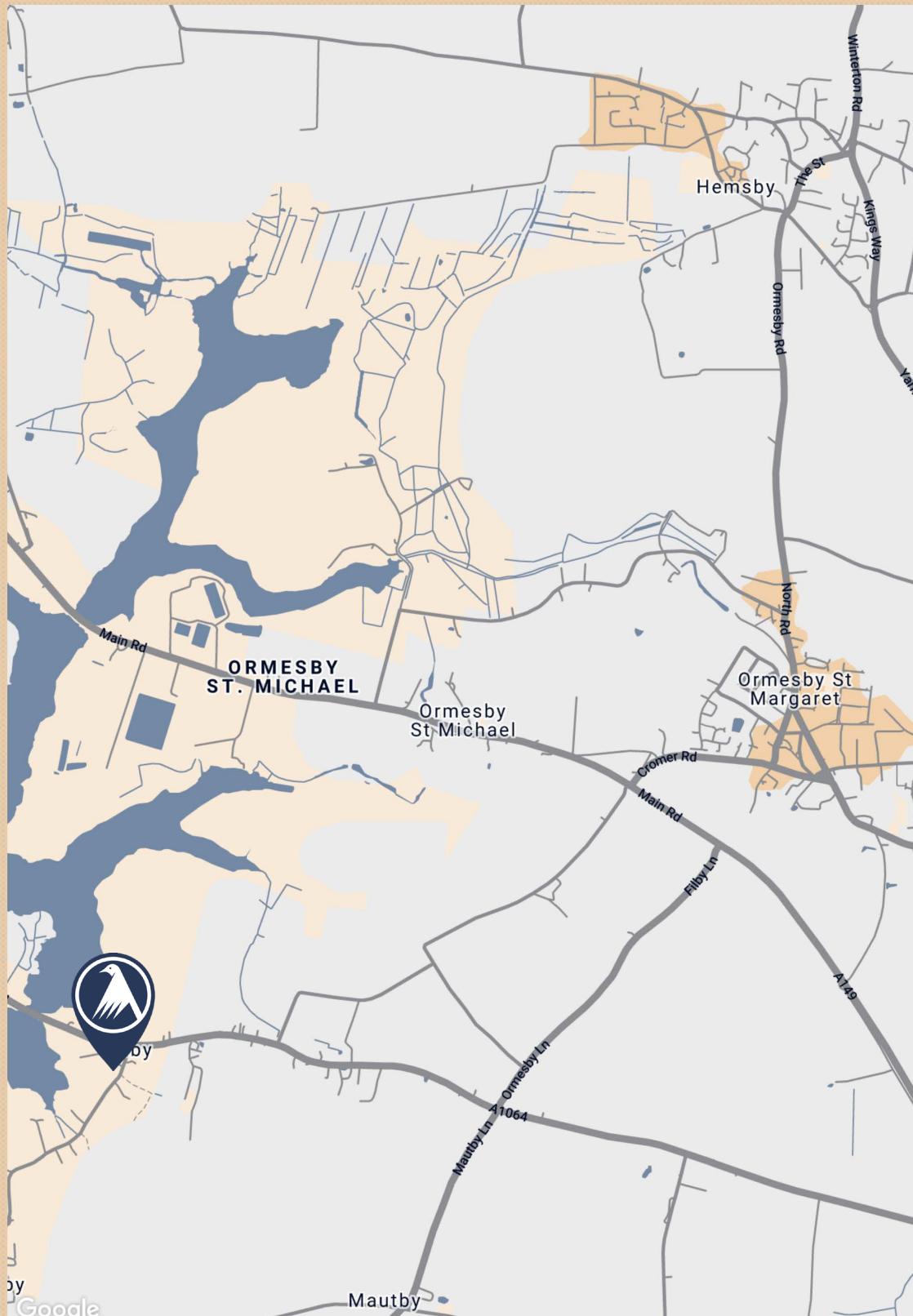


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer.
Plan not to scale.



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measurements are approximate.
Plan not to scale.

Ref: 7306



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