



St. Margarets Way, Fleggburgh - NR29 3DN



St. Margarets Way

Fleggburgh, Great Yarmouth

Nestled in a TUCKED AWAY END-OF-TERRACE POSITION with delightful FIELD VIEWS to the side, this beautifully presented home offers a wonderful blend of comfort, privacy, and versatility, perfectly situated CLOSE TO THE BROADS NETWORK and only a short drive from the COAST. Step inside the welcoming ENTRANCE HALL and discover the impressive 23' SITTING ROOM/DINING ROOM, a spacious open-plan area ideal for entertaining or relaxing, featuring PATIO DOORS that lead directly to the CONSERVATORY (a perfect space for year-round enjoyment). The MODERN FITTED KITCHEN boasts SLEEK HANDLELESS UNITS and striking FEATURE TILING, providing both style and practicality for the keen home chef. Upstairs, THREE WELL-PROPORTIONED BEDROOMS are accessed off the landing, each benefitting from BUILT-IN CUPBOARDS for convenient storage. The NEWLY FITTED SHOWER ROOM (2026) showcases a luxurious WALK-IN DOUBLE SHOWER, contemporary fixtures, and a fresh, modern finish. Energy efficiency is assured with an OIL FIRED CENTRAL HEATING BOILER (replaced 2024) and SOLAR PANELS installed to the rear, creating a comfortable and economical home environment. The property enjoys flawless rolling views across the neighbouring farmed fields, perfectly enhancing the rear garden setting where an external shed boasts a newly renewed roof plus additional steel storage shed to the front.

Council Tax band: B

Tenure: Freehold

- End of Terrace House Enjoying Tucked Away Position With Field Views to Side
- Close to the Broads Network & a Short Drive Away From the Coast
- 23' Sitting Room/Dining Room with Patio Doors to Conservatory
- Modern Fitted Kitchen with Handleless Units & Feature Tiling
- Three Bedrooms Off Landing with Built In Cupboards
- Newly Fitted (2026) Shower Room with Walk In Double Shower
- Oil Fired Central Heating Boiler Replaced 2024 with Solar Panels to the Rear
- Lawned Gardens with Gated Access to Residents Parking & Benefitting from Useful Storage Sheds

Fleggburgh is a sought after semi-rural village providing easy access to road links for Norwich City and Great Yarmouth. Located within the village is an active village hall, doctors surgery, primary school, country lanes for walking enthusiasts, a very popular village pub/restaurant and Broad Farm providing a venue for regular seasonal live music.



SETTING THE SCENE

The property can be found towards the very end of a quiet cul-de-sac where initially off road parking comes in the form of an open communal car parking space. A tucked away pedestrian access path takes you towards the end of the terrace of houses where the property emerges with a colourful frontage and side access taking you towards the rear garden.

THE GRAND TOUR

Once inside, a porch style entrance creates the ideal space to hang coats and slip off shoes before heading into the remainder of the home where the sitting room emerges with stairs to the left hand side taking you up to the first floor. The open carpeted flooring within this space is conducive to potential choice of light soft furnishings with large uPVC double glazed windows to the front of the room allowing natural light to fill the space. Towards the rear of the property an updated Oil central heating boiler is located on the external wall with the flooring opening up to leave more than enough room for a formal dining table. Sat towards the very end of the property is a conservatory extension with uPVC double glazed surround and slightly vaulted ceilings. This space opens up into the rear garden through a set of French doors seamlessly blending both the internal and external spaces.

The kitchen sits just off from the dining area within the home featuring a mixture of walnut base mounted cabinetry with space remaining for a multitude of freestanding appliances. The first floor landing splits in each direction to take you into three bedrooms with the smaller room coming towards the very front of the property being more than large enough to host a double bed, home office setup or nursery for expecting families. The first double bedroom sits just next door to this, again overlooking the front of the home with views over the farm fields to the left hand side whilst the larger of the bedrooms sit towards the very rear of the home featuring wall to wall built in wardrobes. A modern enhancement comes in the form of a 2026 installed shower room complete with newly laid flooring in a herringbone pattern plus walk in double shower with low level radiator.

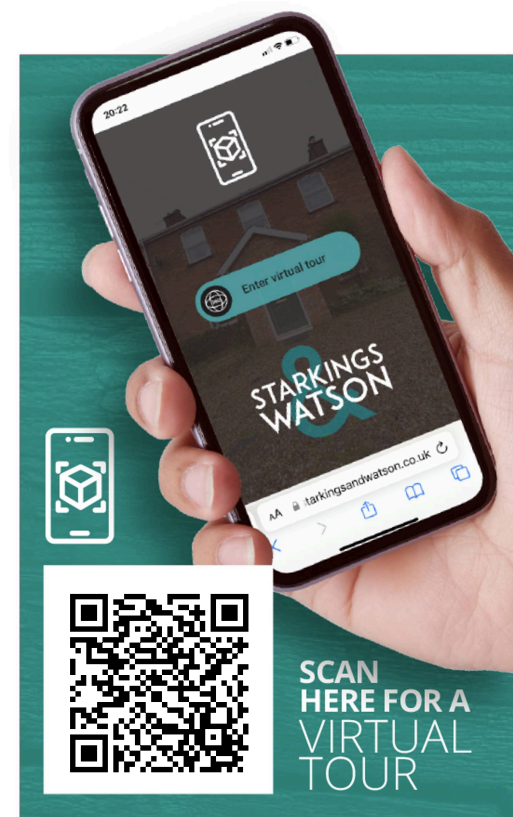
FIND US

Postcode : NR29 3DN

What3Words : ///disengage.yell.careless

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



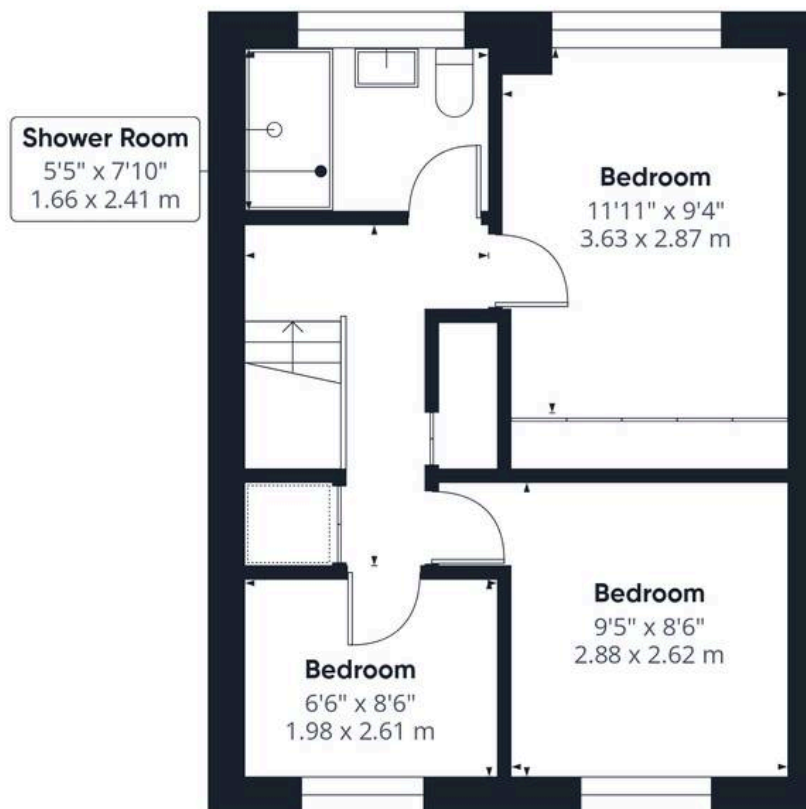
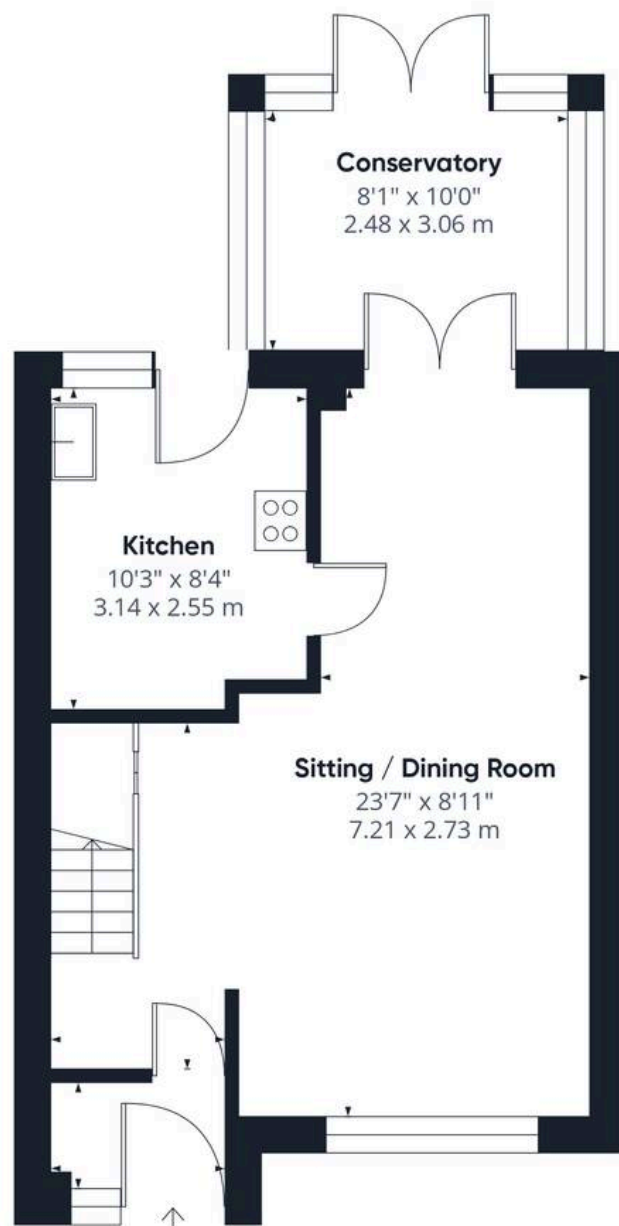




THE GREAT OUTDOORS

Leading from the conservatory a footpath leads to the lawned garden, fully enclosed by timber fencing, with farm field views to be enjoyed to the side, with gated access to the residents parking area, and offering a peaceful space to enjoy the summer months with family and friends. A brick built shed, with recently replaced roof offers useful storage whilst a walkway round the side of the property leads to the front garden and newly installed storage shed whilst offering a mature tree and variety of shrubs.





Approximate total area⁽¹⁾

878 ft²

81.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.