



## 11 Orchard Way, Fleggburgh

£285,000 Freehold

Proudly positioned in the village of Fleggburgh, lies this detached bungalow with a chain-free status. Highlighting a spacious sitting room, an open-plan kitchen/dining room, three bedrooms and a shower room. Externally, you will find a large enclosed garden with potential, a driveway providing off-road parking and a garage for storage options. Experience a lifestyle of comfort and ease, within a close-knit community village.

Council Tax band: C

Tenure: Freehold

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### Location

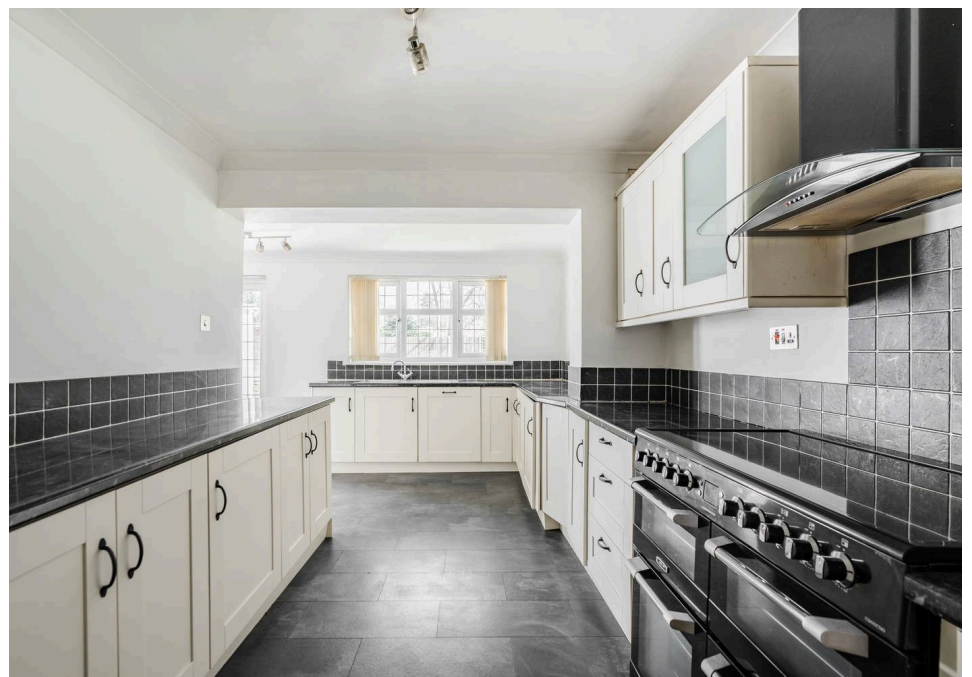
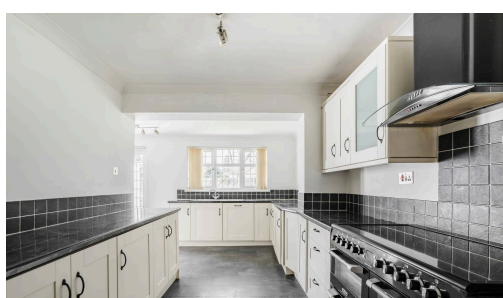
Fleggburgh is a small village located in the county of Norfolk. Situated to the northeast of the city of Norwich, Fleggburgh lies within the East Norfolk district. The village is nestled in the rural landscape, surrounded by picturesque countryside, and is part of the Broads National Park area. Its close proximity to the River Bure makes it a serene location, with beautiful natural surroundings. Historically, Fleggburgh has been a peaceful community, known for its agricultural roots and the traditional Norfolk charm that characterises the area. The village is well-connected by local roads and offers easy access to nearby towns, providing both tranquility



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### Orchard Way

Step inside, where you are greeted by an entrance hall. You are welcomed into the spacious sitting room, a hub of relaxation and entertainment, where large windows flood the room with natural light, creating an inviting atmosphere for gatherings with family and friends. Moving through to the kitchen/dining room, equipped with wall and base units, appliances and storage, to be able to cook your favourite meals. French doors sit in front of the dining area, creating a seamless indoor-outdoor space for summer occasions and al-fresco dining.

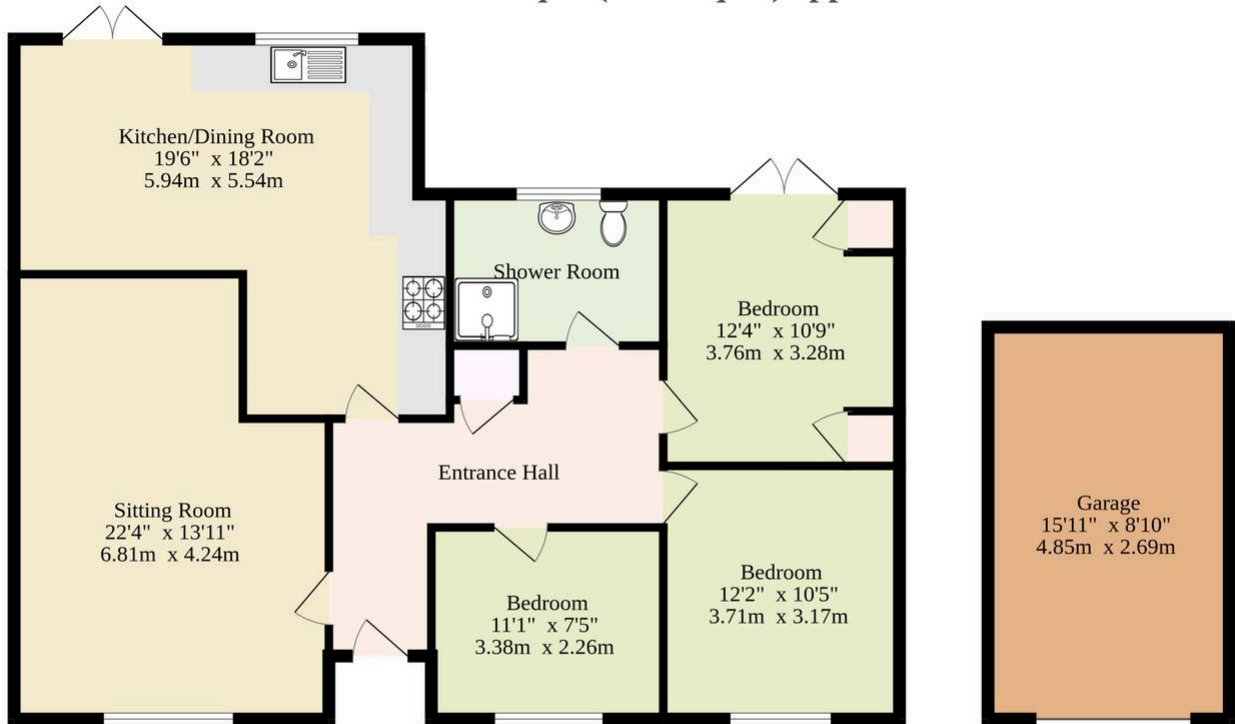
The bungalow features three comfortable bedrooms, each thoughtfully designed to offer relaxation and privacy. Completing the interior layout is a conveniently placed shower room, ensuring functionality and comfort for every-day living.

Step outside into the large, enclosed garden that presents a perfect canvas with endless potential. Embrace the outdoor lifestyle with a summerhouse for seating arrangements, while a timber storage shed offers practicality for garden essentials. The brick-weave driveway ensures ample off-road parking space, while a garage stands ready to cater to your storage needs.

### Agents notes



**Ground Floor**  
**1146 sq.ft. (106.5 sq.m.) approx.**



Sqft Includes The Garage

TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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