

Aldreds
Estate Agents

6 Filby Close

Filby, Great Yarmouth, NR29 3HT

£300,000

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Aldreds are pleased to offer this attractively presented, deceptively spacious detached bungalow in a quiet cul de sac location in this much sought after Broadland village. The bungalow would make an ideal retirement home with accommodation comprising of an entrance hall, lounge open plan to a garden room, kitchen/breakfast room, utility, cloakroom, three good sized bedrooms and a shower room. Outside there are generous established gardens with a south/westerly rear aspect, sweeping driveway for ample parking and a single garage. The property also benefits from double glazed windows, oil central heating and is offered chain free.

Entrance Hall
11'3" x 4'0" (3.44 x 1.23)
Part double glazed composite entrance door, radiator, built in storage cupboard, access to the insulated loft, doors leading off to:

Open Plan Lounge/Garden Room

Lounge Area
16'4" x 11'1" maximum (5.00 x 3.38 maximum)
Wall lights, television point, double aspect double glazed windows, radiator, open plan to kitchen and also:

Garden Room
17'4" x 10'2" (5.30 x 3.12)
Superb room backing on to the rear garden with a vaulted thermal roof, double glazed windows and French doors on to the garden, radiator, wall lights and power points.

Kitchen/Breakfast Room
13'4" maximum x 12'0" maximum (4.07 maximum x 3.67 maximum)
Fitted kitchen with cream shaker style wall and matching base units with work surfaces over, integrated fridge/freezer, double bowl stainless steel sinks, recess with LPG range cooker with extractor hood over, part tiled walls, breakfast bar divider, space and plumbing for a washing machine, double glazed window to front aspect, vinyl flooring, doors leading off to:

Utility Room
8'9" x 5'8" (2.69 x 1.74)
Built in airing cupboard housing the pressurised hot water cylinder, single drainer stainless steel sink unit, space and plumbing for a washing machine, part tiled walls, frosted double glazed window to rear aspect.

Bedroom 1
12'0" x 9'6" maximum (3.66 x 2.90 maximum)
Wood effect laminate flooring, double glazed window to rear aspect, radiator, television point.

Bedroom 2
10'4" x 8'5" (3.15 x 2.58)
Wood effect laminate flooring, double glazed window to front aspect, radiator.















Bedroom 3
8'5" x 7'6" (2.57 x 2.29)
Radiator, double glazed window to rear aspect.

Shower Room
8'1" x 7'8" (2.47 x 2.36)
Fully tiled walk in shower cubicle with a mains fed shower fitting, low level wc, pedestal wash basin, chrome towel rail/radiator, tiled walls and flooring, extractor fan, frosted double glazed window to rear aspect.

Cloakroom
4'2" x 4'0" (1.29 x 1.23)
Low level wc, pedestal wash basin, frosted double glazed window to front aspect.

Outside
The property is nicely positioned in the corner of the cul de sac with a sweeping shingled driveway providing ample car parking and a turning area beyond which is the single garage. A gated access leads in to the rear garden where there is a private wrap around garden laid with stone chips, paved suntrap patio and lawn beyond. Very well established borders with a variety of bushes and flowering plants. Greenhouse. The gardens face a south and west aspect.

Tenure
Freehold

Services
Mains water, electric and drainage.

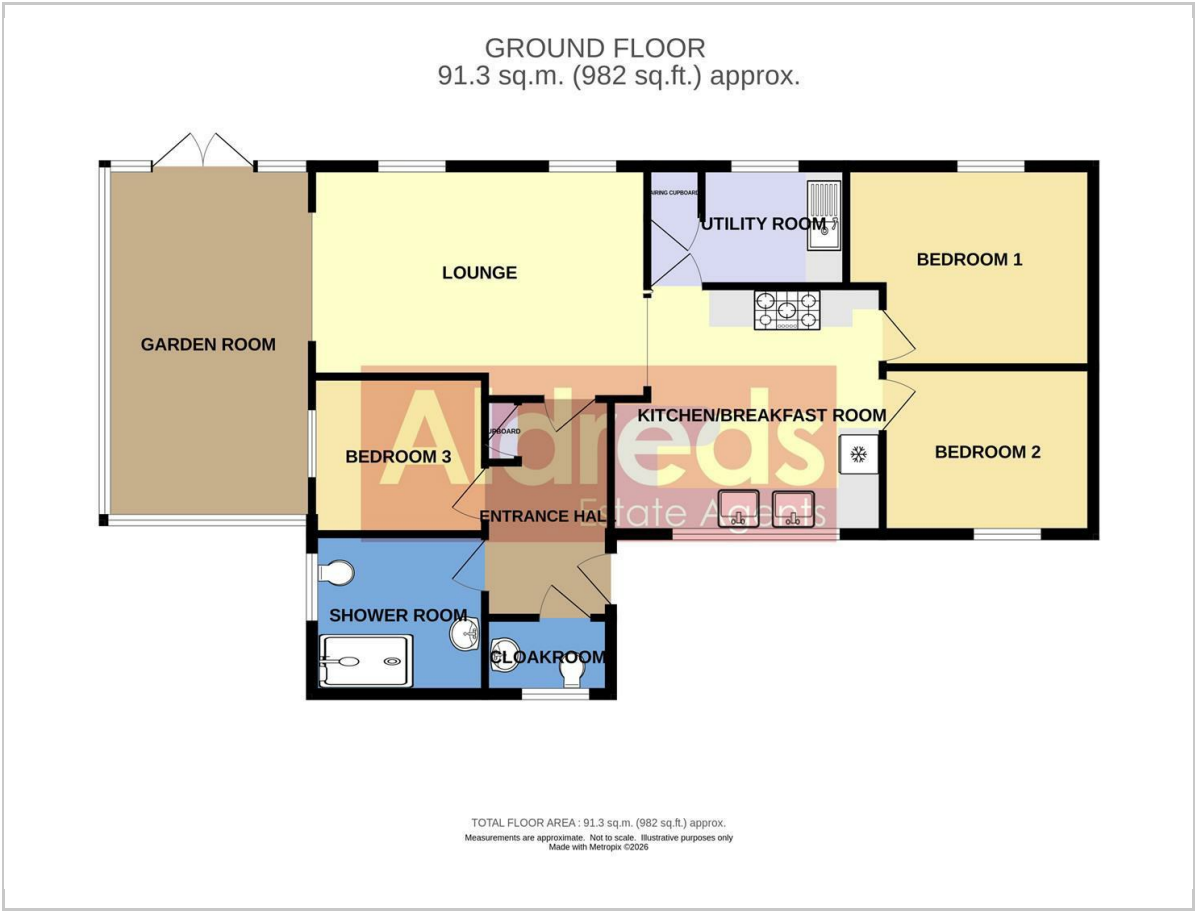
Council Tax
Great Yarmouth Borough Council - Band 'C'

Location
Filby is a Broadland village approximately 6 miles from Great Yarmouth with a Post Office/general store situated near to Filby Broad. The village boasts most attractive floral displays throughout, having received many prestigious awards from the annual entry to the local and National Villages in Bloom competition. There is a First School and Eastern Counties bus services operate links to Great Yarmouth and Norwich.

Directions
From the Aldreds Great Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn left into Norwich Road, continue over the next roundabout into Main Road and proceed into the village of Filby where Filby Closecan be found on the left hand side half way through the village.

Ref: Y12794/07/26/CF

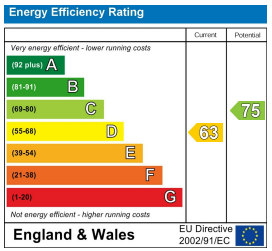
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

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