



Broadview Court Thrigby Road, Filby - NR29 3HJ

**STARKINGS
& WATSON**

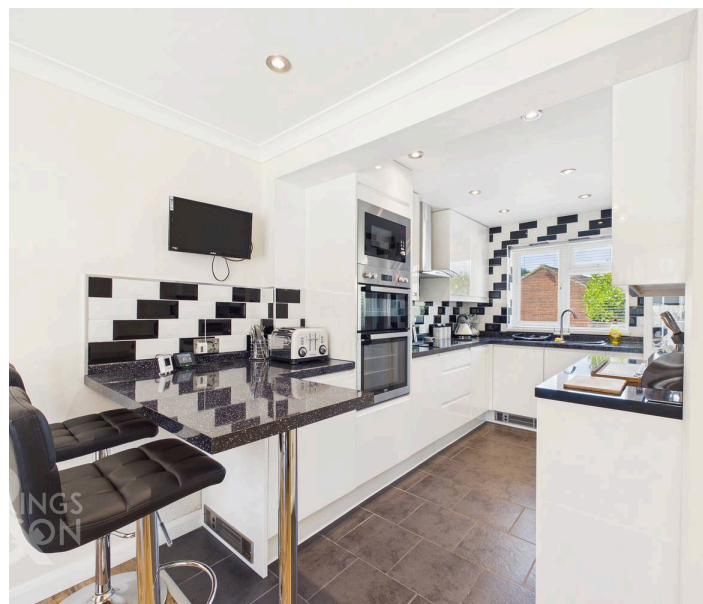
HYBRID ESTATE AGENTS



Broadview Court Thrigby Road

Filby, Great Yarmouth

QUIETLY POSITIONED in a SOUGHT-AFTER VILLAGE SETTING within easy reach of the NORFOLK BROADS, excellent TRANSPORT LINKS, and local AMENITIES, this EXTENDED and MODERNISED FAMILY HOME offers TURNKEY CONDITION living with a stylish and welcoming atmosphere throughout. Step inside to a spacious ENTRANCE HALLWAY, leading to an impressive 18' DUAL ASPECT SITTING ROOM, where FRENCH DOORS open onto the garden and a WOOD BURNER provides a cosy focal point. The FULLY FITTED KITCHEN is equipped with INTEGRATED APPLIANCES and boasts a SEPARATE UTILITY ROOM. Conveniently open to the kitchen, the 16' DINING ROOM enjoys delightful GARDEN VIEWS, making it ideal for both every day family meals and entertaining. The GROUND FLOOR WC adds convenience for guests, while upstairs, THREE WELL PROPORTIONED BEDROOMS open from the landing and share a beautifully appointed THREE PIECE FAMILY BATHROOM including a shower over the bath. The property further benefits from DRIVEWAY PARKING for MULTIPLE VEHICLES, an ENBLOC GARAGE, and a LARGE WOODEN GARAGE/WORKSHOP, offering exceptional versatility for hobbies or additional storage.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Extended & Modernised Family Home Presented In Turnkey Condition
- 18' Dual Aspect Sitting Room With French Doors & Wood Burner
- Fully Fitted Kitchen With Integrated Appliances & Separate Utility Room
- 16' Dining Room Enjoying Garden Views
- Three Bedrooms Opening From The Landing
- Ground Floor WC & Three Piece Family Bathroom Including A Shower Over
- Driveway Parking For Multiple Vehicles, Enbloc Garage & Large Wooden Garage/ Workshop
- Generous Plot Boasting A Substantial Private & Enclosed Landscaped Garden To Rear

Filby is a Broadland village situated approximately six miles from Great Yarmouth with a popular Post Office/general store situated near to Filby Broad. The village boasts attractive floral displays throughout the year, having received many prestigious awards from the annual entry to the local and National Villages in Bloom competition. There is a Primary School and regular bus service which operate links to Great Yarmouth and Norwich.



SETTING THE SCENE

Set back from the road, the property benefits from access to a communal parking area, with an enbloc garage positioned opposite. A sweeping drive leads down to a shingle laid private driveway, providing parking for five or more vehicles, while to the side of the property is a substantial timber built workshop/garage, offering excellent additional storage and workspace. The main entrance is positioned to the front of the home.

THE GRAND TOUR

Stepping inside, you are welcomed into a fully enclosed entrance porch, providing useful integrated storage and an ideal space for removing coats and shoes before entering the main residence. Beyond, the well proportioned entrance hallway provides an excellent meet-and-greet space, with doors opening to the main accommodation, stairs rising to the first floor and two separate integrated storage cupboards. To the right, the fully fitted kitchen is presented in a neutral style and offers plentiful wall and base storage. A comprehensive range of integrated appliances includes double ovens, a microwave, fridge freezer, integrated bins and dishwasher, together with an inset glass hob and extractor above. Generous worktop space wraps around the kitchen and continues to form a breakfast bar, providing an ideal space for informal dining. The kitchen is open to the adjoining 16' dining room, which enjoys attractive views over the garden. Hard flooring continues underfoot, while the generous proportions comfortably accommodate a large formal dining table. Also accessed from the hallway, the impressive 18' sitting room enjoys a bright and airy dual aspect, with French doors opening directly onto the garden patio. The room is centred around an attractive feature fireplace housing a wood burning stove, positioned on a tiled hearth to create a cosy focal point. The room comfortably accommodate a variety of soft furnishing arrangements, while a further door leads through to a rear lobby. The rear lobby provides access to a convenient two piece guest WC, together with a separate utility area currently housing a freestanding fridge/ freezer, washing machine and tumble dryer, alongside useful additional storage.

Ascending to the carpeted first floor landing, loft access is provided overhead, while doors open to three well proportioned bedrooms.

Two are substantial double bedrooms, with the main bedroom benefiting from plentiful fitted wardrobe storage. The third bedroom is a well proportioned single room overlooking the garden and offers excellent flexibility for use as a home office or study. Completing the accommodation is the three piece family bathroom, comprising a P-shaped bath with shower over and glass shower screen, complemented by tiled walls, a wall mounted heated towel rail and generous vanity storage.

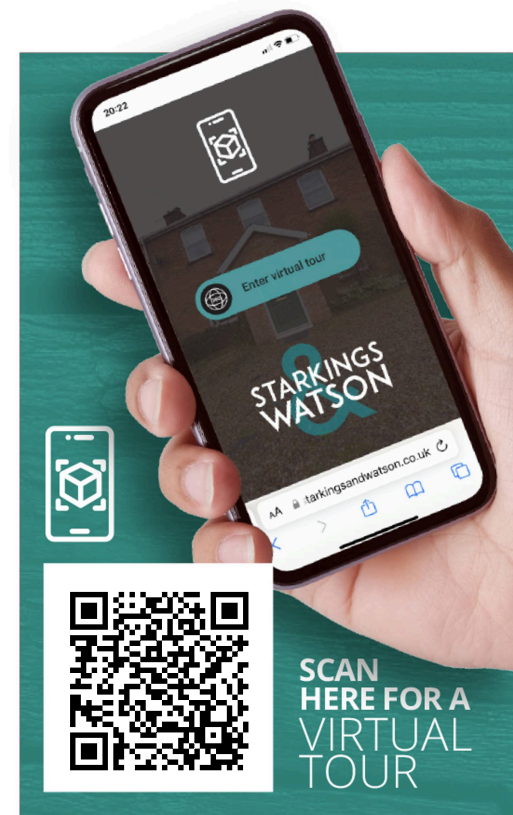
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VIRTUAL TOUR

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

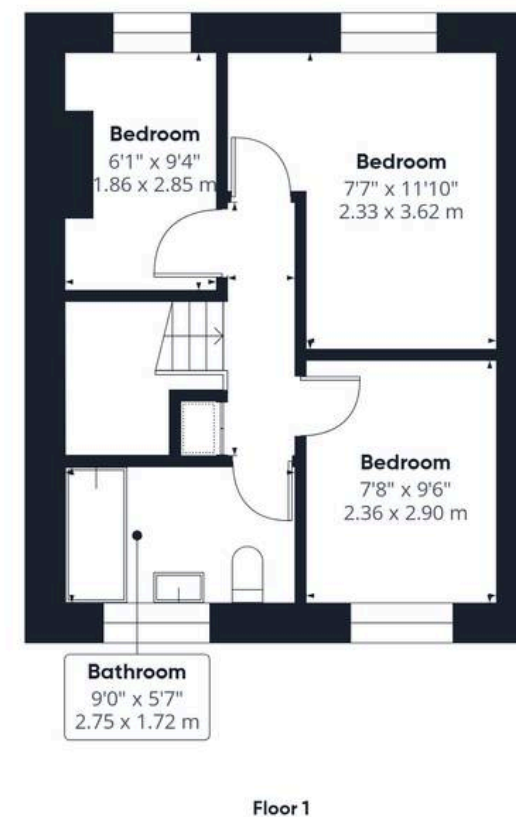
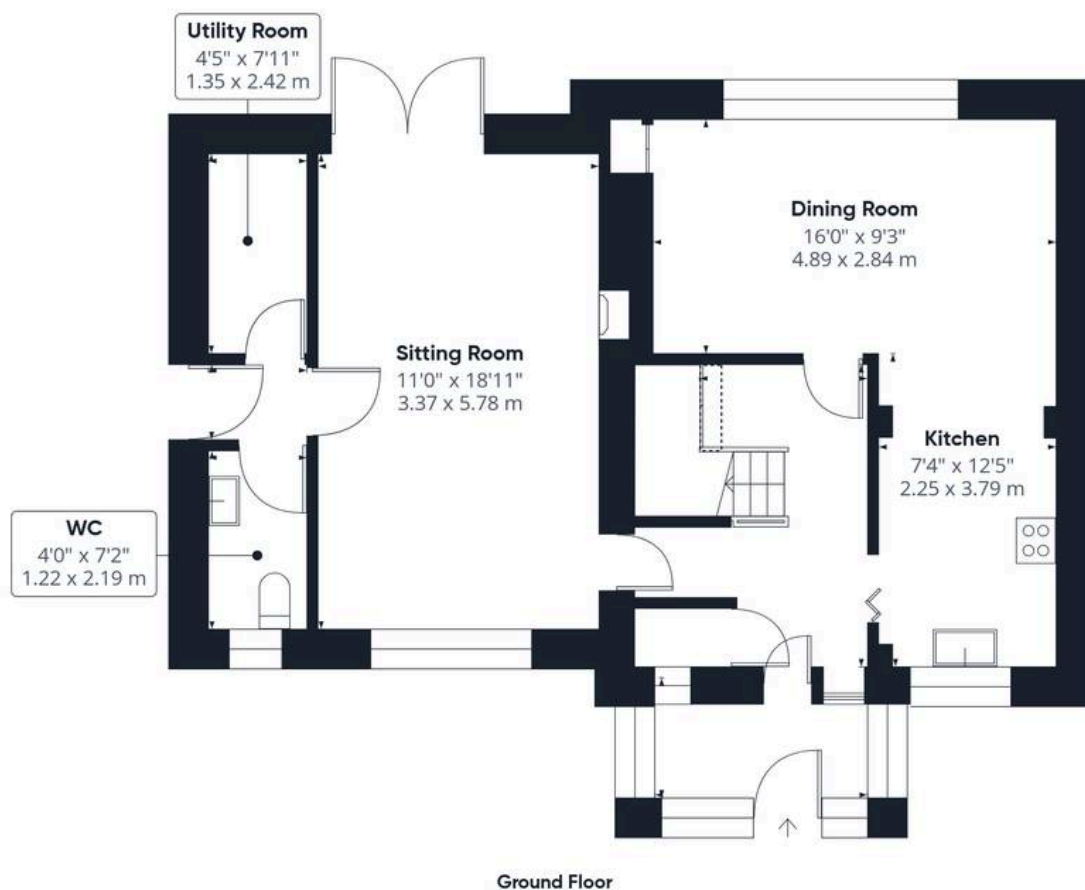




THE GREAT OUTDOORS

The rear garden has been beautifully maintained by the current owner. Access can be found either by the sitting room, kitchen or driveway at the side of the property. First you will find a large flag stone patio, Ideal for outside furniture to enjoy a quiet coffee or to entertain friends and family. Separating the patio from the large lawn are steps and raised planting beds made from railway sleepers, creating the perfect divide between and area for adults to sit and chat, while the children play on the lawn, safe in the knowledge that the garden is totally secure and enclosed with wooden panel fencing. A large double doored shed also sits to the side of the property, ideal for storage or a vehicle.





Approximate total area⁽¹⁾

991 ft²
92 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360





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