



3 Glebe Farm Close Main Road, Filby

£300,000 Freehold

Guide Price £300,000-£310,000 This semi-detached home in the Norfolk village of Filby offers spacious, light-filled interiors and a practical, turn-key layout, making it ideal for first-time buyers or small families. A welcoming entrance hall with convenient WC leads to a kitchen/dining area fitted with quality Mulberry cabinetry, integrated appliances, and space for laundry essentials, while the sitting room features a stylish media wall and plenty of natural light. Upstairs, three bedrooms include a master with private en-suite, complemented by a contemporary family bathroom. Outside, a low-maintenance garden provides a patio for dining, a pergola for relaxing, and raised planted beds, alongside a neat front garden and allocated off-road parking for two vehicles.

Council Tax band: C

Tenure: Freehold

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Location

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Transport links are convenient for a rural setting: local bus services connect the village to surrounding towns, and Norwich is within a short drive, providing connections by road and rail to the broader region. The location suits those who enjoy a slower pace of life with countryside walks and easy access to the Norfolk Broads, while still being well-connected for work, education, or leisure, offering a balance of village charm and practical convenience.

Glebe Farm Close

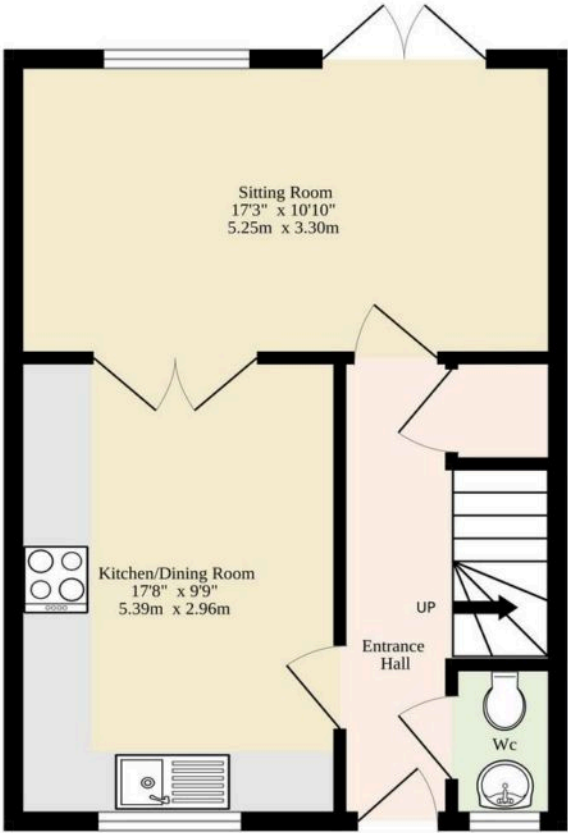
Step into a welcoming entrance hall, thoughtfully designed with a convenient WC for everyday ease. The heart of the home is the kitchen/dining room, fitted with quality Mulberry cabinetry, an integrated oven, built-in dishwasher, fridge/freezer, and designated spaces for your laundry appliances, ideal for both casual family meals and entertaining friends.

The generous sitting room is bathed in natural light and features a stylish media wall with spotlights, creating a warm and inviting space for relaxation or social gatherings. Upstairs, three well-proportioned bedrooms offer built-in storage, with the master benefiting from a private en-suite. A contemporary family bathroom completes the first floor, providing a touch of modern comfort for all.

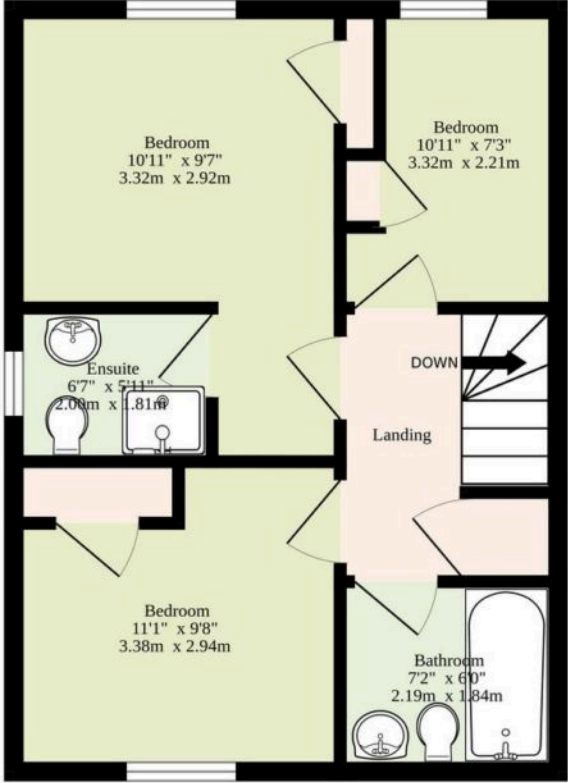
Outside, a private, low-maintenance garden offers a peaceful retreat, featuring a patio for al fresco dining, a pergola for shaded



Ground Floor
529 sq.ft. (49.1 sq.m.) approx.



1st Floor
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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