

Aldreds
Estate Agents

1 Well Cottages Main Road

Filby, Great Yarmouth, NR29 3HN

Offers In Excess Of £190,000

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Filby, Great Yarmouth, NR29 3HN

Aldreds are pleased to offer this spacious semi detached cottage in the popular sought after Broadland village of Filby. The property would make an ideal small family home or first purchase with accommodation comprising of an entrance lobby, kitchen/breakfast room, living room, rear hallway, ground floor bathroom, first floor landing and three bedrooms. Outside there is forecourt parking/garden area and a generous south facing rear garden. The property also benefits from double glazed windows, oil central heating and would benefit from some further refurbishment.

Entrance Lobby

Part glazed wood panelled entrance door, tiled flooring, door to:

Kitchen/Breakfast Room

15'10" x 7'6" (4.83 x 2.31)

Fitted kitchen with wood fronted wall and matching base units with work surfaces over, built in electric oven, four ring hob and extractor hood over, space and plumbing for a washing machine, single drainer one and a half bowl sink unit, tiled flooring, part tiled walls, radiator, double glazed window to front aspect, door to:

Living Room

12'8" x 10'11" (3.87 x 3.33)

Fire surround with inset electric fire, wood effect laminate flooring, radiator, tv point, door to:

Rear Hallway

Stairs to first floor, wooden flooring, part glazed side entrance door, door to:

Bathroom

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, mainly tiled walls, tiled flooring, frosted double glazed window to front aspect, radiator.

First Floor Landing

Double glazed window to side aspect, radiator, built in cupboard, doors leading off to:

Bedroom 1

12'9" x 11'2" (3.9 x 3.41)

Double glazed window to side aspect, radiator, loft access.

Bedroom 2

12'8" x 7'8" (3.87 x 2.34)

Double glazed window to front aspect, radiator.

Bedroom 3

9'2" x 7'10" (2.81 x 2.40)

Double glazed window to front aspect, radiator.















Outside

To the front of the property is a shingled driveway providing off street parking for two cars. A gated side access leads to the rear garden where there is a boiler room housing the oil boiler and beyond the rear garden that is enclosed and faces a southerly direction.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

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

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 onto the A1064 Main Road continue into Filby and towards the middle of the village where the property can be found on the left hand side just past Throughfare Lane.

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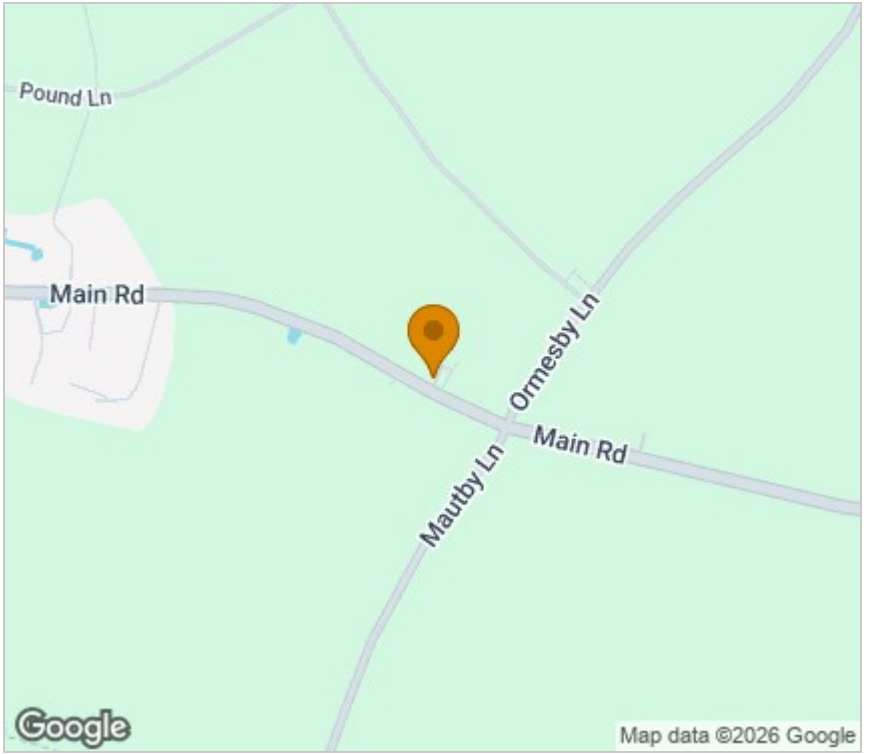
AGENTS NOTE

The photos are for indicative purposes only as they were taken when the property was previously unoccupied.

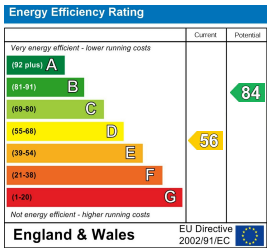
Floor Plan



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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