



## 1 Rye Gardens Main Road, Fleggburgh

£575,000 Freehold

A remarkable, bespoke home part of an exclusive private development of just four executive residences, crafted by a highly regarded local builder. Concealed away on a private road with electric gated access, this unique property offers the perfect blend of luxury, privacy and modern efficiency. With south-facing gardens backing onto open fields on two sides, the setting is nothing short of idyllic. From the upper-level balcony, which extends halfway across the rear of the home, enjoy stunning sunsets over the rolling countryside in total seclusion. Every inch of this home has been designed with premium finishes and architectural detail, delivering a standout living experience like no other.

Council Tax band: C

Tenure: Freehold



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### The Location

Located in the picturesque village of Fleggburgh, Rye Gardens, Main Road offers an exceptional setting that beautifully blends village life with excellent connectivity to nearby towns and amenities. The village itself is a hidden gem, with charming features such as Fleggburgh Stores, where you can pick up daily essentials and the traditional Kings Arms a perfect spot for relaxing after a day of exploring. Families



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For those seeking more extensive shopping, dining, and leisure options, the popular seaside town of Great Yarmouth is just 5 miles away, offering everything from high street shops to vibrant cafes, restaurants and the beach. The historic city of Norwich is a mere 18 miles away, providing world-class cultural attractions, shopping and travel connections. The property is also within easy reach of the A47, ensuring excellent transport links for those commuting or exploring the wider Norfolk area. Set within the heart of the stunning Norfolk Broads, the village offers countless outdoor pursuits, from walking and cycling along scenic paths to boating on the nearby waterways.

### Rye Gardens, Main Road

A grand double-door entrance opens into a spacious hallway, where beam work immediately draws the eye, setting the tone for the craftsmanship found throughout. To the side, a cosy yet stylish snug room features a floor-to-ceiling window and an elegant fireplace, creating a warm and inviting setting. Slatted wood detailing subtly divides this space from the high-end kitchen, offering a sense of openness while maintaining a degree of privacy.

The kitchen is a showpiece in itself, with an L-shaped corner window bringing in natural light, a sleek central island housing an integrated induction hob, and a full suite of appliances, including a built-in wine fridge. The flow continues through large patio doors that open directly onto the garden, perfect for indoor-outdoor living and entertaining.





**TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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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