



Main Road, Filby

Guide Price £450,000 - £475,000

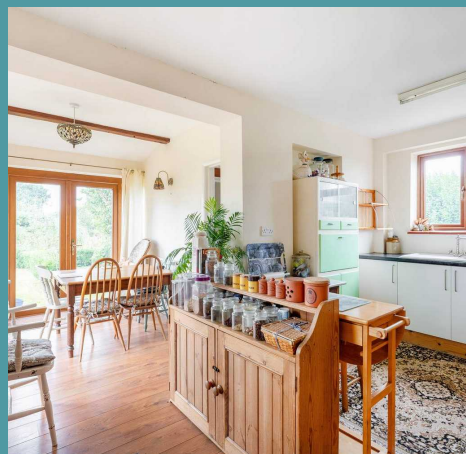
Main Road

Filby, Great Yarmouth

Welcome to this charming three-bedroom detached home set on an impressive approximate ¼-acre plot surrounded by scenic fields. This character property features three spacious reception rooms, including a sitting room with an original fireplace and a cosy wood burner. The large open-plan kitchen/breakfast room that flows into a bright informal dining area, enhanced by two sets of French doors. Upstairs, the master bedroom boasts a lovely Juliet balcony, while two additional generously sized bedrooms share a well-appointed four-piece bathroom. Outside, enjoy ample off-road parking and an expansive garden with mature trees and a charming patio area, offering a perfect outdoor living space and the exciting opportunity to extend and expand the property, subject to planning permission.

The Location

Filby is situated on the shores of both Filby Broad and Ormesby Little Broad, now part of the Norfolk Broads National Park and a popular holiday destination for boating enthusiasts and lovers of wildlife alike. The local area also boasts several cosy pubs and restaurants to enjoy at leisure. Filby has its own village shop and post office and is situated between Caister-on-Sea and the neighbouring village of Acle which has regular train and bus links to the beautiful Cathedral city of Norwich with its interesting history sitting alongside modern shopping and entertainment facilities. Unspoilt beaches are a stone's throw away at Caister-on-Sea and the village of Winterton nearby.





Main Road

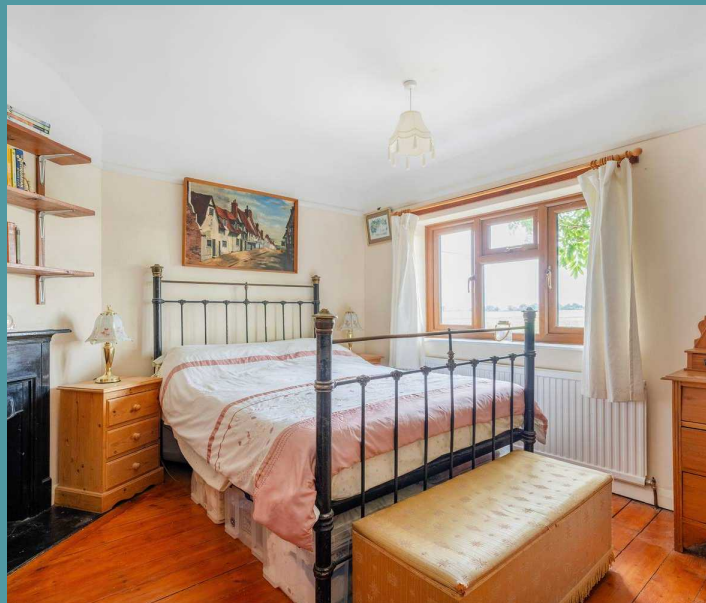
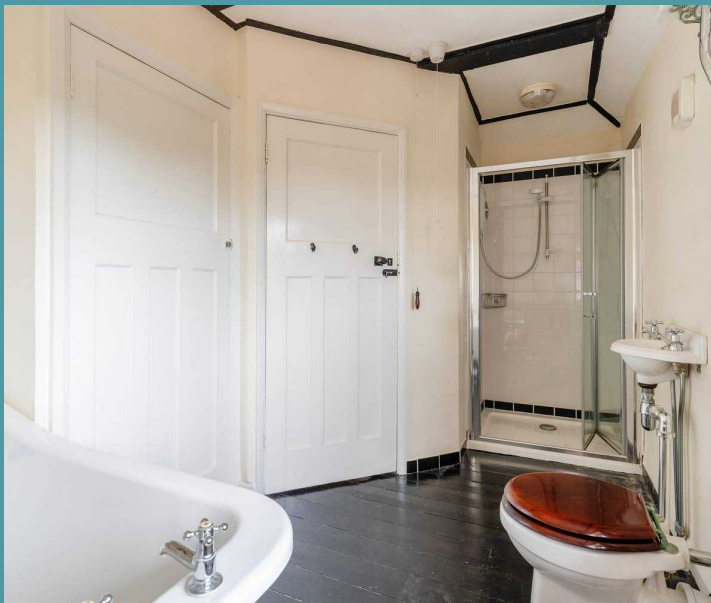
Filby, Great Yarmouth

Main Road, Filby

Welcome to this charming three-bedroom detached home, set on an impressive approximate ¼-acre plot surrounded by scenic fields. This character property offers a tranquil setting with immense potential for extension, subject to planning permission.

Inside, you'll find three spacious reception rooms, with the sitting room showcasing an original fireplace that beautifully frames the cosy wood burner—perfect for relaxing evenings. The heart of the home is the large open-plan kitchen/breakfast room, seamlessly flowing into an informal dining area. This space is bathed in natural light, thanks to double-aspect views from two sets of French doors that open up to the sprawling garden. A separate utility room adds to the home's functionality, along with a convenient cloakroom.

Upstairs, the master bedroom features a lovely Juliet balcony, providing picturesque views of the surrounding countryside. The two additional generously sized bedrooms ensure comfort for all family members or guests. These rooms are served by a well-appointed four-piece bathroom.





Main Road

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Outside, the property offers ample off-road parking and an expansive garden, perfect for outdoor living. The green lawn, mature trees, and a charming patio area with a bistro set create an inviting outdoor space.

Agents Note

We understand this property will be sold freehold.

Connected to mains water, electricity and drainage.

Oil Fired Heating

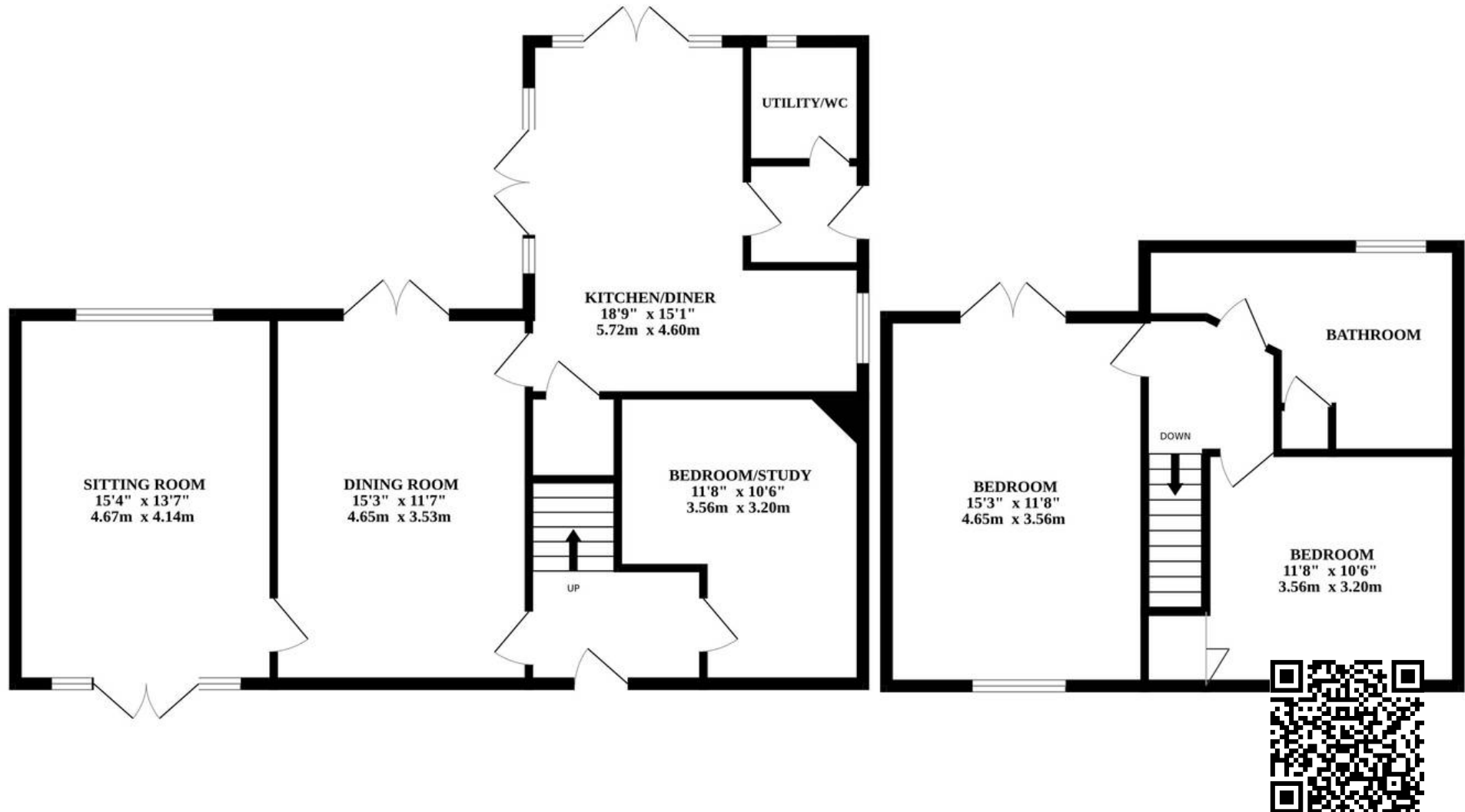
Council Tax Band - D

- Charming three-bedroom detached home boasting plentiful opportunity to extend (stpp)
- Impressive approximate ¼-acre plot and scenic field views
- Original fireplace with a cosy wood burner within the sitting room
- Well-appointed four-piece bathroom
- Spacious open-plan kitchen/breakfast room with informal dining area and adjoining lobby, utility and WC
- Master bedroom featuring a lovely Juliet balcony
- Versatile reception room that can be utilised as you wish
- Expansive garden with mature trees and a charming patio area



GROUND FLOOR

1ST FLOOR



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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