



7 Filby Close, Filby
£475,000

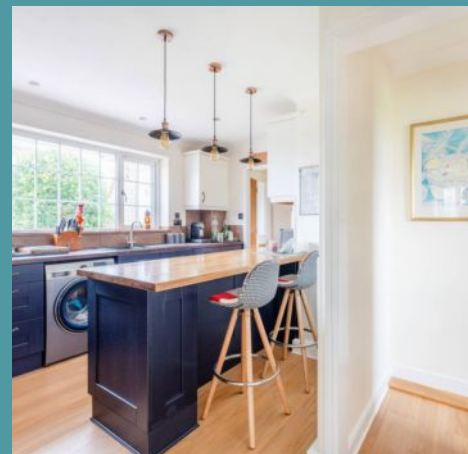
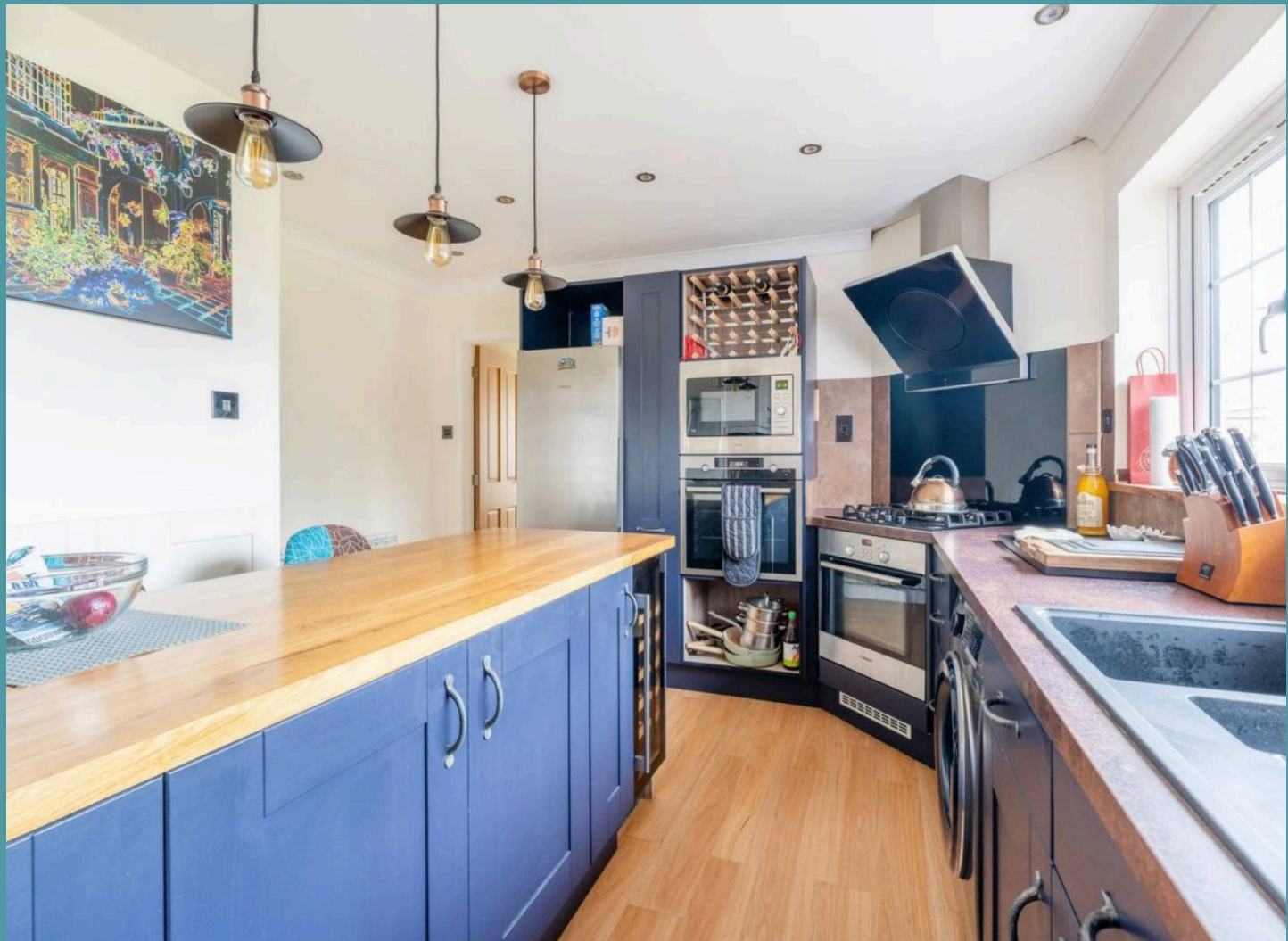
7 Filby Close

Filby, Great Yarmouth

Down a private cul-de-sac in the village of Filby, lies this charming detached bungalow that sits on $\frac{1}{4}$ of an acre plot (stms). Highlighting a welcoming porch leading into an entrance hall, a modern kitchen/dining area with integrated appliances, and an inviting sitting room with a wood burner. A versatile sunroom offers options for a home office, playroom, or extra reception space. With three bedrooms, including a flexible third room, and a four-piece bathroom suite. A large south-facing garden offers endless possibilities, overlooking countryside fields, with the addition of multiple outbuildings for storage, and a driveway with a garage. Don't miss the chance to acquire this home and experience all it has to offer.

Location

Filby is a charming village located in the county of Norfolk. Situated around 6 miles east of the city of Norwich, it is nestled in a tranquil rural setting with scenic landscapes and a rich history. The village lies near the Norfolk Broads, an area renowned for its expansive network of rivers, lakes, and wetlands. Filby is known for its traditional English countryside atmosphere, featuring picturesque thatched cottages, green fields, and a peaceful, close-knit community. The surrounding area offers outdoor activities like boating, walking, and birdwatching, making it an idyllic location for nature lovers and those seeking a serene escape.



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Welcome inside, where you are greeted by a bright and airy porch for storing your outdoor wear, leading into an entrance hall. Positioned at the front of the residence is kitchen/dining room, equipped with modern fixtures and fittings, including base units, integrated appliances and a breakfast bar unit. The sitting room invites relaxation and entertaining, accentuated by a contemporary wood burner, creating a warm ambience. A door leads into a versatile sun room, with the option to be additional reception room, a home office or a playroom for larger families.

Accommodation consists of three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a dining room, study or a dressing room, depending on your own preferences and style. Completing the accommodation is a bathroom, comprising of a four piece suite, including a bathtub, shower cubicle, hand basin and a WC.





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The property is set on approximately a ¼ of an acre plot, with a generous size south-facing garden that offers endless possibilities for outdoor activities and enjoyment. Whether that is gardening, summer BBQs or simply relaxing in the afternoon sunshine, whilst overlooking countryside field views. The addition of multiple outbuildings/sheds are suitable for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the property is a driveway and a garage for storage options.

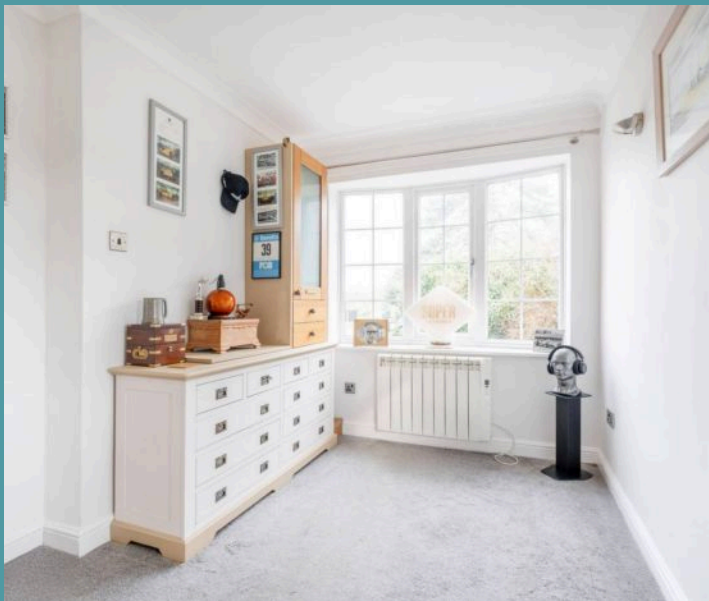
Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Electric.

Council Tax Band: C

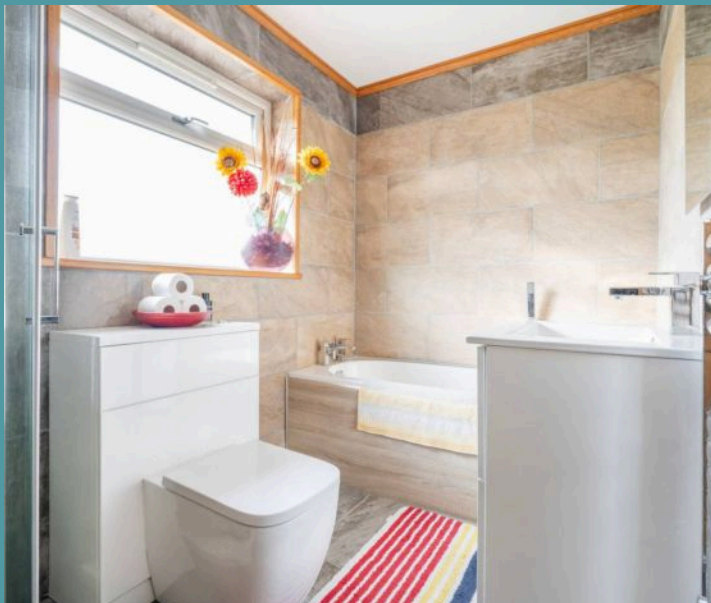




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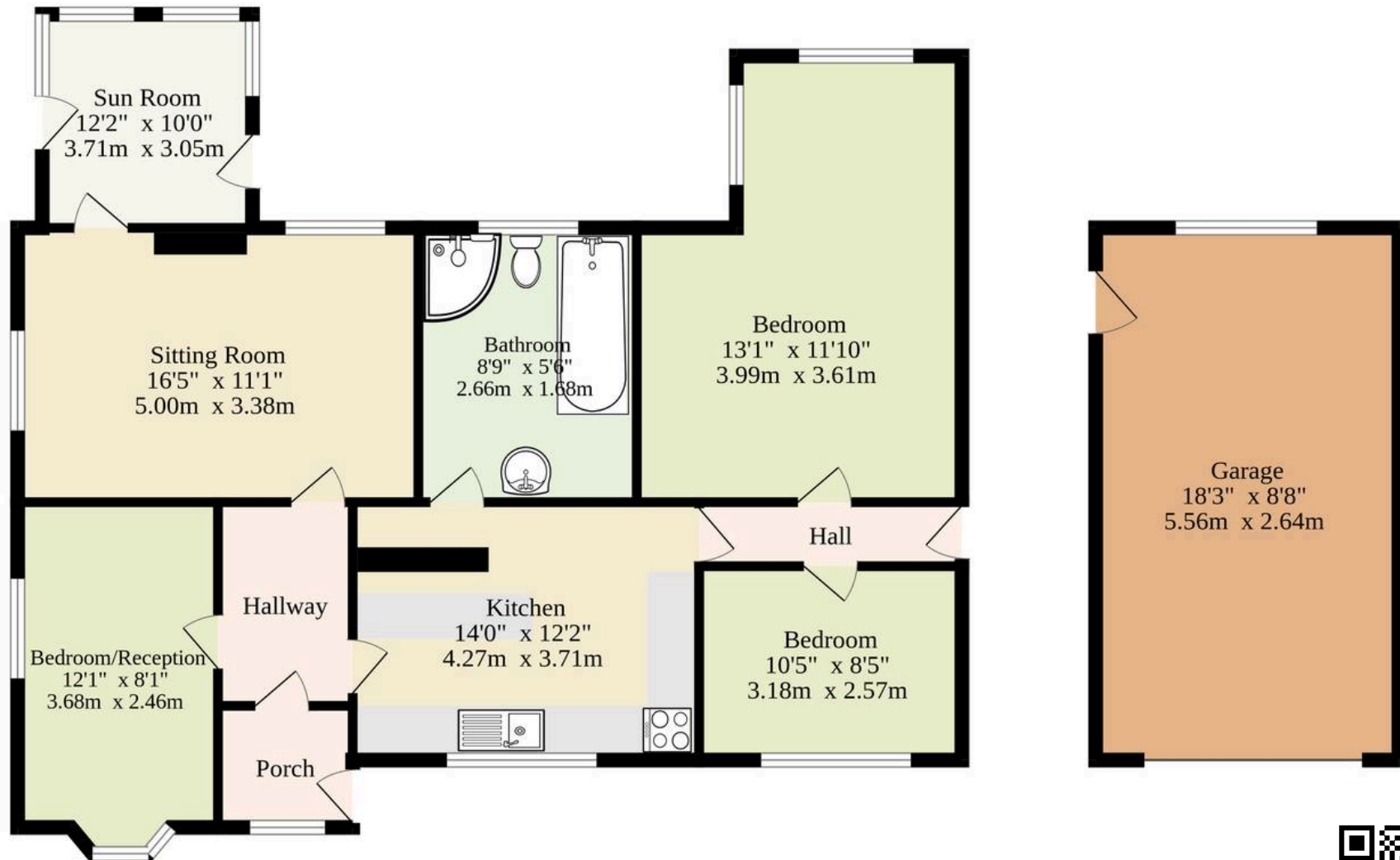
Filby, Great Yarmouth

- Detached Bungalow down a private cul-de-sac in the village of Filby
- Sitting on a $\frac{1}{4}$ of an acre plot (stms), offering a generous plot with a large south-facing garden and open field views
- Kitchen/dining room equipped with modern units, integrated appliances and a breakfast bar unit
- Sitting room accentuated by a contemporary wood burner, perfect for relaxing or entertaining
- Versatile sunroom that can be used as a home office, playroom, or additional reception space
- Three bedroom including a flexible third bedroom that could serve as a dining room, study, or dressing room
- Four-piece bathroom suite, including a bathtub, shower cubicle, hand basin, and WC
- Multiple outbuildings ideal for garden storage or additional use
- Driveway and a garage for off-road parking and storage options
- Set in the scenic village of Filby, close to local shops, bus routes, healthcare facilities and country walks



Ground Floor

1111 sq.ft. (103.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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