



2 Well Cottages Main Road, Filby  
£260,000



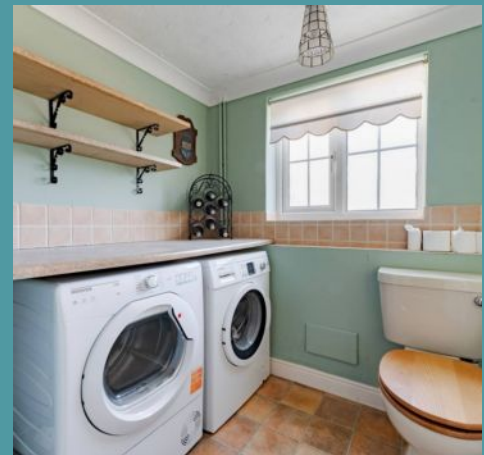
## 2 Well Cottages Main Road

Filby, Great Yarmouth

Introducing this semi-detached cottage in the quaint village of Filby that encapsulates the quintessential charm and comfort of village living, whilst offering proximity to the coast and an array of conveniences. Showcasing a porch entrance, an open-plan kitchen/dining room, a functional utility room/WC, a spacious sitting room, two double bedrooms and a bathroom. Externally, you will find a beautifully maintained garden that is south-facing and a large shingle driveway. Experience a lifestyle of comfort and ease, within a close-knit community village.

### Location

Filby is a small village situated in the county of Norfolk, England. Nestled along the banks of Filby Broad, part of the Norfolk Broads, it is known for its scenic beauty, tranquil environment and close community. The village is approximately 5 miles from the coastal town of Great Yarmouth, making it a peaceful retreat with easy access to nearby attractions. Filby is also home to several picturesque buildings, including traditional cottages and the historic St. Margaret's Church. It is a multiple 'Britain in bloom' winner, bringing its community together with its beautifully landscaped gardens. The area is popular for outdoor activities like walking, fishing and boating, with many visitors drawn to the calm waterways and surrounding countryside.





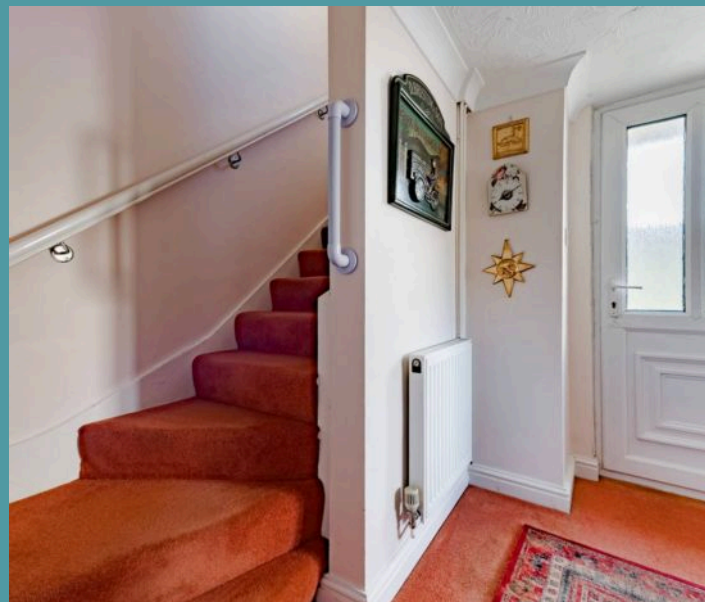


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Entering the cottage, you are welcomed into a porch, suitable for storing your outdoor wear. A spacious kitchen/dining room serves as the central hub of the home, equipped with an array of wall and base units, integrated appliances, and ample storage space, designed to cater to the needs of modern living while maintaining a cosy and inviting atmosphere. Adjacent to the kitchen is a functional utility room/WC, offering convenient laundry facilities and supplementary storage solutions, as well as a convenient ground floor toilet.

The focal point of the cottage is undoubtedly the spacious sitting room, accentuated by a decorative feature fireplace that serves as a stunning centrepiece, inviting moments of relaxation and entertaining.



Occupying the first floor are two double bedrooms, each thoughtfully designed to offer relaxation and privacy. Completing the first floor is a luxury bathroom, comprising of a three piece suite, providing residents with a modern suite that caters to their daily needs.





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To the rear of the property lies a low-maintenance enclosed garden that is both well-established and south-facing, providing a private outdoor space for summer bbqs, garden activities or simply relaxing in the afternoon sunshine. With the addition of a timber storage shed, for storing your garden equipment and tools. At the front of the residence is a shingle driveway providing off-road parking for multiple vehicles.

### Agents notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil.

Council tax band: B







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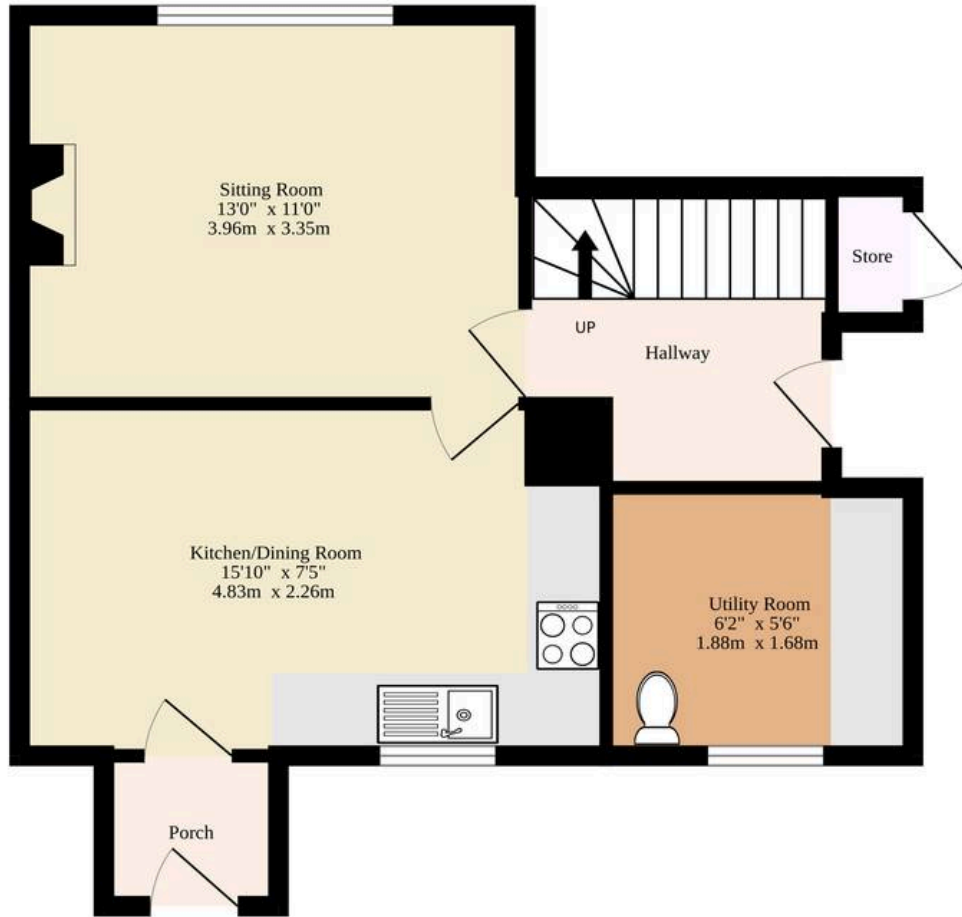
- Semi-detached cottage in the quaint village of Filby, moments away from the coast
- Rarely available!
- Welcoming porch entrance for your storing your outdoor wear
- Kitchen/dining room equipped with wall and base units, integrated appliances and storage
- Functional utility room/WC for your laundry appliances and additional storage
- Spacious sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Two double bedrooms and a bathroom
- Low-maintenance garden that is well-established and south-facing, complemented by a timber storage shed
- Large shingle driveway providing off-road parking for multiple vehicles
- Filby is a multiple 'Britain in bloom' winner, bringing its community together with its beautifully landscaped gardens, offering a range of village amenities



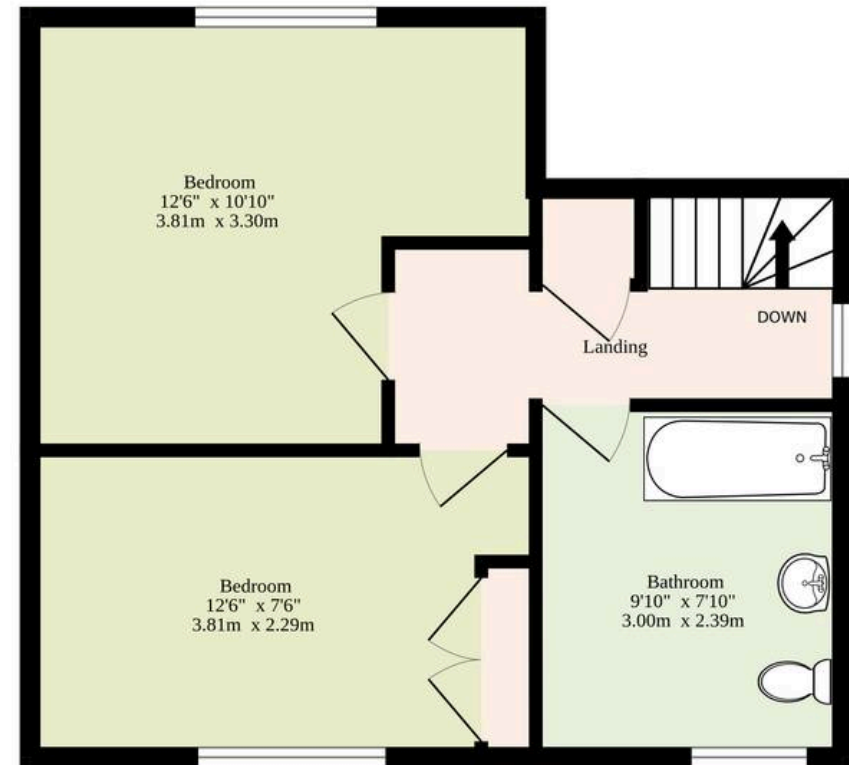
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
357 sq.ft. (33.2 sq.m.) approx.



**1st Floor**  
331 sq.ft. (30.8 sq.m.) approx.



**TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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