



1 Broadview Court Thrigby Road, Filby

Great Yarmouth



Minors & Brady

# 1 Broadview Court Thrigby Road

Filby, Great Yarmouth

The beautifully landscaped garden of this charming Filby home reflects the village's award-winning Filby in Bloom tradition, offering a private outdoor space with immaculate lawns and a spacious patio perfect for entertaining. Set in the heart of this picturesque Norfolk Broads village, the property enjoys a peaceful setting close to scenic waterways, unspoilt beaches, and local amenities. Inside, a spacious sitting room with a cosy wood burner opens directly to the rear garden, blending indoor and outdoor living. The open-plan dining area and modern kitchen create a welcoming space for family gatherings, while a practical utility room and WC add everyday convenience. Upstairs, three well-proportioned bedrooms and a family bathroom provide comfortable accommodation for the whole household. With ample off-road parking, dual garage options, and a generous plot offering both space and privacy, this home presents an ideal opportunity to enjoy countryside charm with excellent links to Norwich and the coast.





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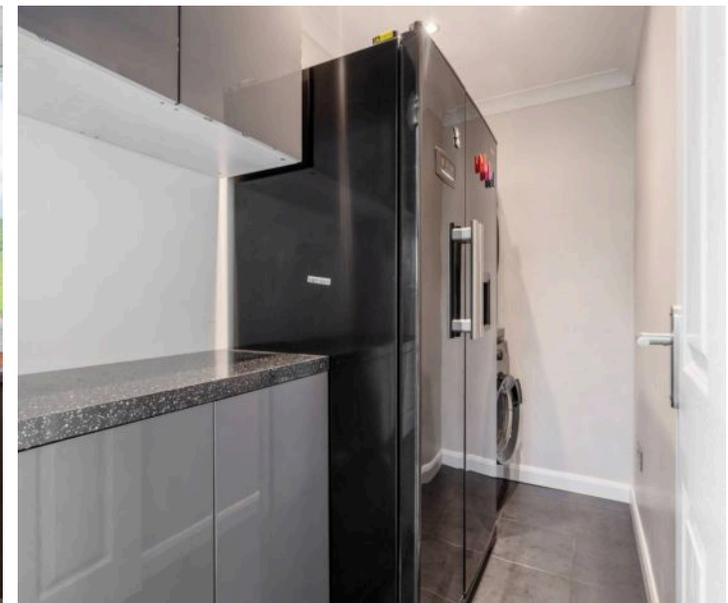
Filby, Great Yarmouth

## The Location

Filby is a picturesque village located on the shores of both Filby Broad and Ormesby Little Broad, which form part of the beautiful Norfolk Broads National Park. This area is a popular destination for boating enthusiasts and wildlife lovers, offering stunning natural landscapes to explore. The village boasts an active community with a well-regarded, sought-after primary school, which was rated as "Good" in all areas last year.

One of the village's most celebrated features is Filby in Bloom, an award-winning community gardening initiative that has earned national recognition for its breathtaking floral displays. Throughout the year, residents and volunteers come together to create vibrant, colourful arrangements that transform the village into a stunning showcase of blooms, adding to its charm and welcoming atmosphere.

In addition to its floral beauty and friendly spirit, Filby has a range of local amenities, including a village shop, post office, and cosy pubs and restaurants perfect for leisurely dining. Its convenient location between Caister-on-Sea and Acle means that regular train and bus services provide easy access to Norwich, a city known for its fascinating history, modern shopping, and entertainment options. Filby also benefits from nearby unspoilt beaches, just a short distance away in Caister-on-Sea and Winterton, making it an ideal spot for enjoying both countryside and coast.



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## Broadview Court, Filby

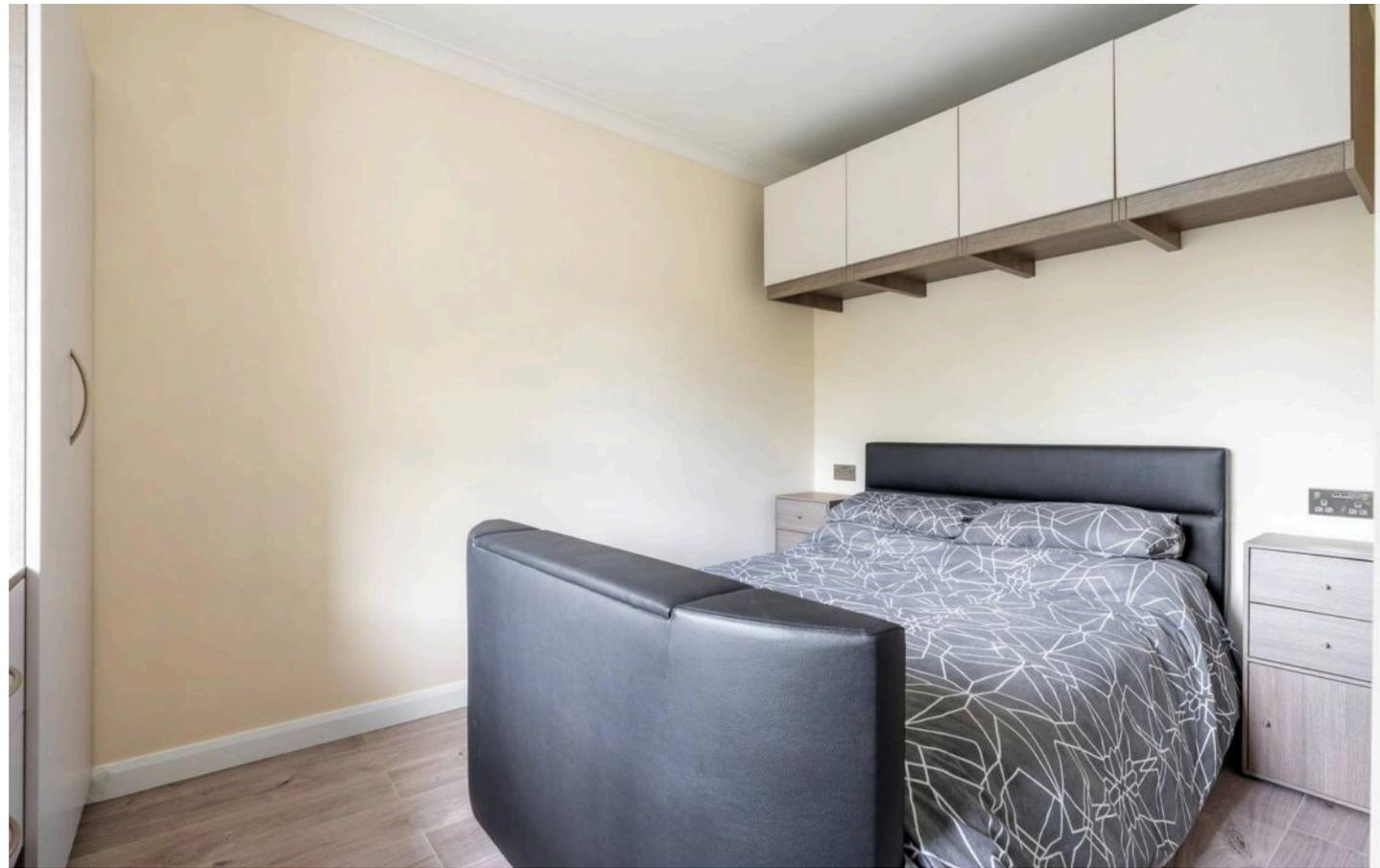
Set in the charming village of Filby, this beautifully presented three-bedroom home offers an exceptional blend of space, comfort, and privacy, making it an ideal choice for families.

Situated on an excellent plot, the property boasts off-road parking for a minimum of five to six vehicles, along with an en bloc garage and a large wooden garage, providing ample storage and convenience.

Upon entering the property, a welcoming porch leads into the main hallway, setting the tone for the warm and inviting interiors throughout. The spacious sitting room features a cosy wood burner and patio doors that open out onto the rear garden, merging indoor and outdoor living.

A practical lobby area provides access to a utility room and a convenient WC, adding to the home's functionality.

The heart of the home lies in the expansive dining room, which flows openly into the modern kitchen, creating the perfect space for entertaining and family gatherings. The kitchen is well-equipped with integrated appliances, a stylish breakfast bar, and ample storage, ensuring a practical yet contemporary setting for everyday living.



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Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is thoughtfully fitted with wardrobes, desks, and bespoke units, maximising both style and functionality. A three-piece family bathroom suite completes the upper floor, offering comfort and convenience for all occupants.

The exterior of this home is equally impressive. A large, secure rear garden provides a superb private outdoor space, featuring an immaculate lawn, a spacious patio area perfect for dining, and excellent privacy throughout. The generous plot size ensures there is ample room to relax, entertain, and enjoy the peaceful surroundings of this sought-after location.

## Agents Note

Sold Freehold

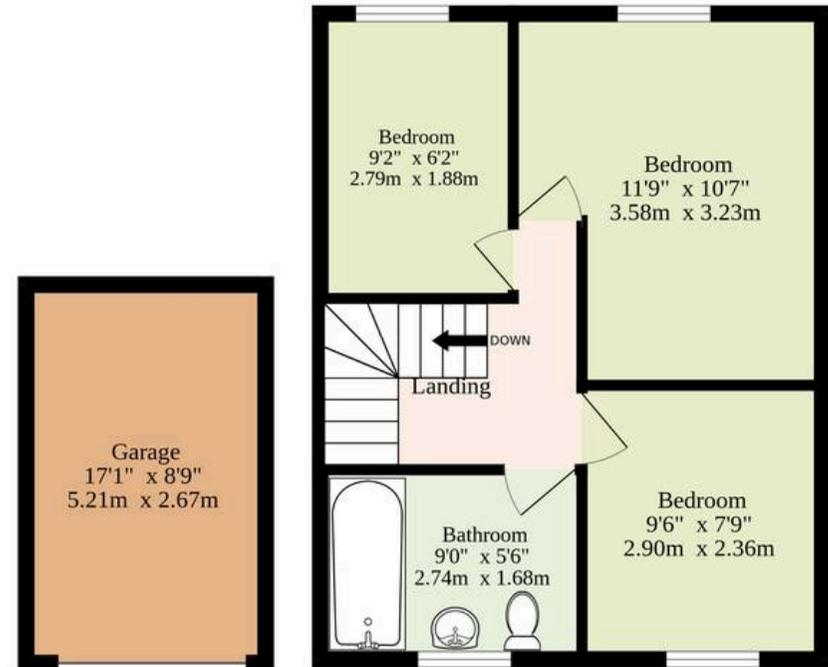
Connected to brand new oil-fired heating system (pipework & tank) mains water, electricity and drainage.



Ground Floor  
858 sq.ft. (79.7 sq.m.) approx.



1st Floor  
360 sq.ft. (33.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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