



19 Poplar Drive, Filby

Great Yarmouth



Minors & Brady



## 19 Poplar Drive

Filby, Great Yarmouth

This stunning detached residence sits proudly overlooking sweeping fields, offering a beautiful setting everyday whilst providing versatile, family-friendly living spaces. From the bright and welcoming entrance hall to the spacious sitting room with its grand window and feature fireplace, every corner of this home exudes warmth and style. The heart of the house, a beautifully appointed kitchen flowing into a light-filled garden room, invites both relaxed family mornings and effortless entertaining. Outside, a private, landscaped garden with a summerhouse, decked terrace, outdoor bar, and hot tub area promises endless moments of enjoyment against the backdrop of rolling countryside. With generous bedrooms, flexible accommodation, and ample parking, this is more than a home—it's a lifestyle waiting to be embraced.



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# 19 Poplar Drive

Filby, Great Yarmouth

- A beautiful detached residence proudly positioned in the Broadland village of Filby
- Perfect family home showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Spacious sitting room accentuated by a grand window and a decorative feature fireplace, inviting relaxation and entertaining
- Kitchen equipped with quality cabinetry, a Rangemaster oven, an integrated dishwasher, space for a fridge/freezer, a breakfast bar unit and a utility area with a wine cooler
- The kitchen flows into a stunning garden room that offers panoramic views of the garden, allowing you to enjoy the outdoors within the comfort of your home
- A ground floor principal bedroom flaunting a private dressing room
- Two double bedrooms located on the first floor, complemented by a generous amount of storage space and a WC
- A private, well-maintained garden featuring a patio, a laid to lawn, planted beds, a summerhouse, a decked terrace with an outdoor bar and a hot tub area
- Overlooks sweeping countryside fields, promising a quiet setting
- A large brick-weave driveway providing ample off-road parking, a garage and a storage space





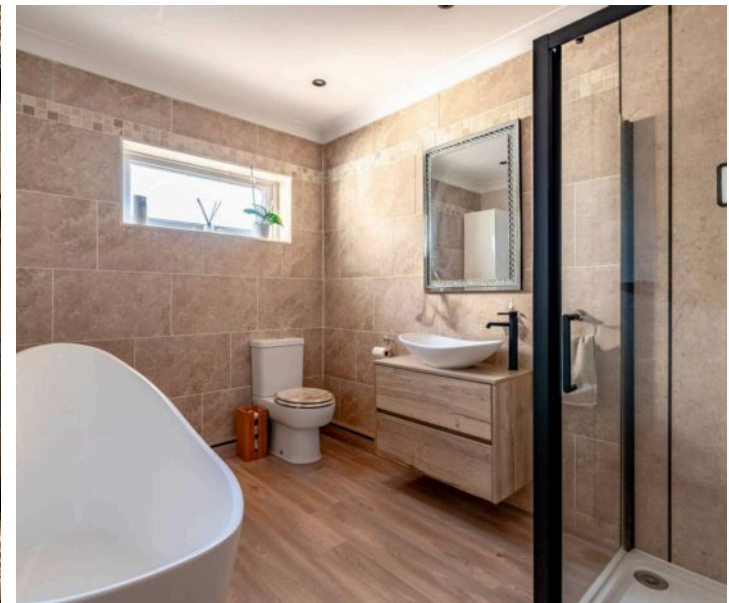
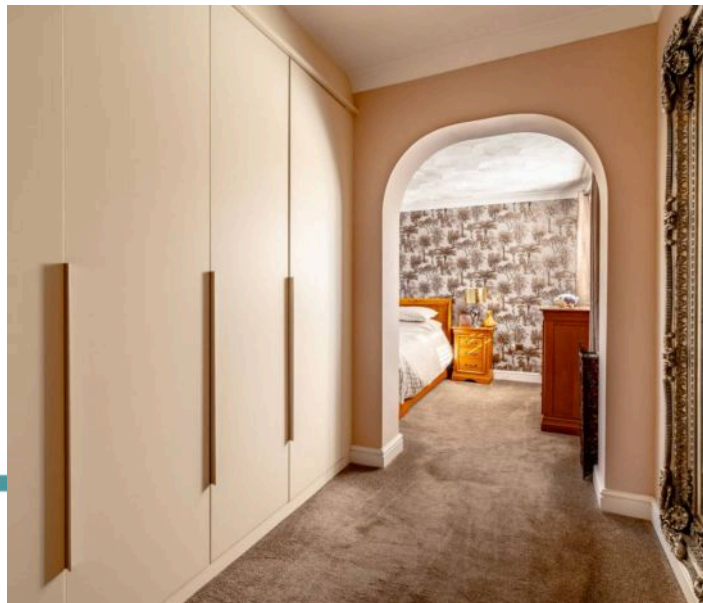
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## Location

Poplar Drive is a peaceful residential street situated in the charming village of Filby, part of the Broadland district in Norfolk. The village enjoys a rural setting surrounded by scenic countryside and is within easy reach of both Great Yarmouth and Norwich, making it ideal for those seeking village tranquillity with convenient access to larger towns. Local amenities are within a short distance, including a small selection of shops, a post office, and a traditional pub, providing residents with everyday necessities and social spaces. Filby and the surrounding area are served by a primary school nearby, with secondary education accessible in neighbouring villages and towns.

Healthcare needs are met by local GP practices, with larger medical facilities, including hospitals, located in Great Yarmouth. Transport links include regular bus services connecting Filby to surrounding villages, Great Yarmouth, and Norwich, while nearby road networks provide straightforward car access to the A47 and other main routes. For leisure, residents benefit from walking paths, the scenic Norfolk Broads, and community facilities such as the village hall, which hosts local events and activities. Poplar Drive offers a balanced lifestyle combining countryside charm with practical access to schools, shops, healthcare, and transport.



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## 19 Poplar Drive

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Positioned in the heart of the Broadland village of Filby, this stunning detached residence enjoys a privileged setting overlooking rolling countryside fields, offering peace, privacy, and a true sense of rural charm. Perfectly suited to modern family life, the home provides generous and adaptable living spaces that can effortlessly accommodate a variety of lifestyles and personal touches.

The property welcomes you with a spacious, bright entrance hall, setting an inviting tone from the moment you step inside. The sitting room is a place to unwind and entertain, bathed in natural light from a grand window and enhanced by a charming decorative feature fireplace, creating a warm and elegant focal point.

At the heart of the home lies the kitchen, a blend of style and functionality. Fitted with quality cabinetry, a Rangemaster oven, integrated dishwasher, and space for a fridge/freezer, it also features a breakfast bar perfect for casual dining.

Adjacent, the utility area offers practical convenience with a wine cooler, ideal for entertaining or daily living. Flowing effortlessly from the kitchen, the garden room is a true showpiece: a light-filled space with a skylight and bi-fold doors that open to sweeping views of the garden, creating a seamless connection between indoor and outdoor living. Whether it's a morning coffee with the sun streaming in or an evening gathering with friends, this space is designed to be enjoyed year-round.

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The ground floor principal bedroom stands out, complete with a private dressing room, while the first floor offers two further double bedrooms with generous storage and a convenient WC, making it perfect for families or guests.

Outside, the property continues to impress. The private, landscaped garden is perfect for relaxation and entertaining. A patio leads to a laid-to-lawn area with mature planted beds, while a summerhouse, decked terrace with an outdoor bar, and hot tub area make this a quintessential space for alfresco living. Whether hosting summer parties, enjoying quiet evenings under the stars, or simply soaking in the tranquillity of the countryside, this garden is designed to be both practical and beautiful. Completing the home is a large brick-weave driveway, offering ample off-road parking, a garage, and additional storage space.

This residence perfectly marries modern comfort with timeless countryside living, offering a rare opportunity to embrace a relaxed, family-oriented lifestyle in one of Broadland's most desirable villages.

### Agents note

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	49	
(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  
1255 sq.ft. (116.6 sq.m.) approx.

1st Floor  
223 sq.ft. (20.7 sq.m.) approx.



Sqft Includes The Garage And Storage

TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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# Dreaming of this home? Let's make it a reality



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Meet *James*  
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Meet *Lauren*  
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*Your home, our market*

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