



3B Church View, Fleggburgh

Norfolk

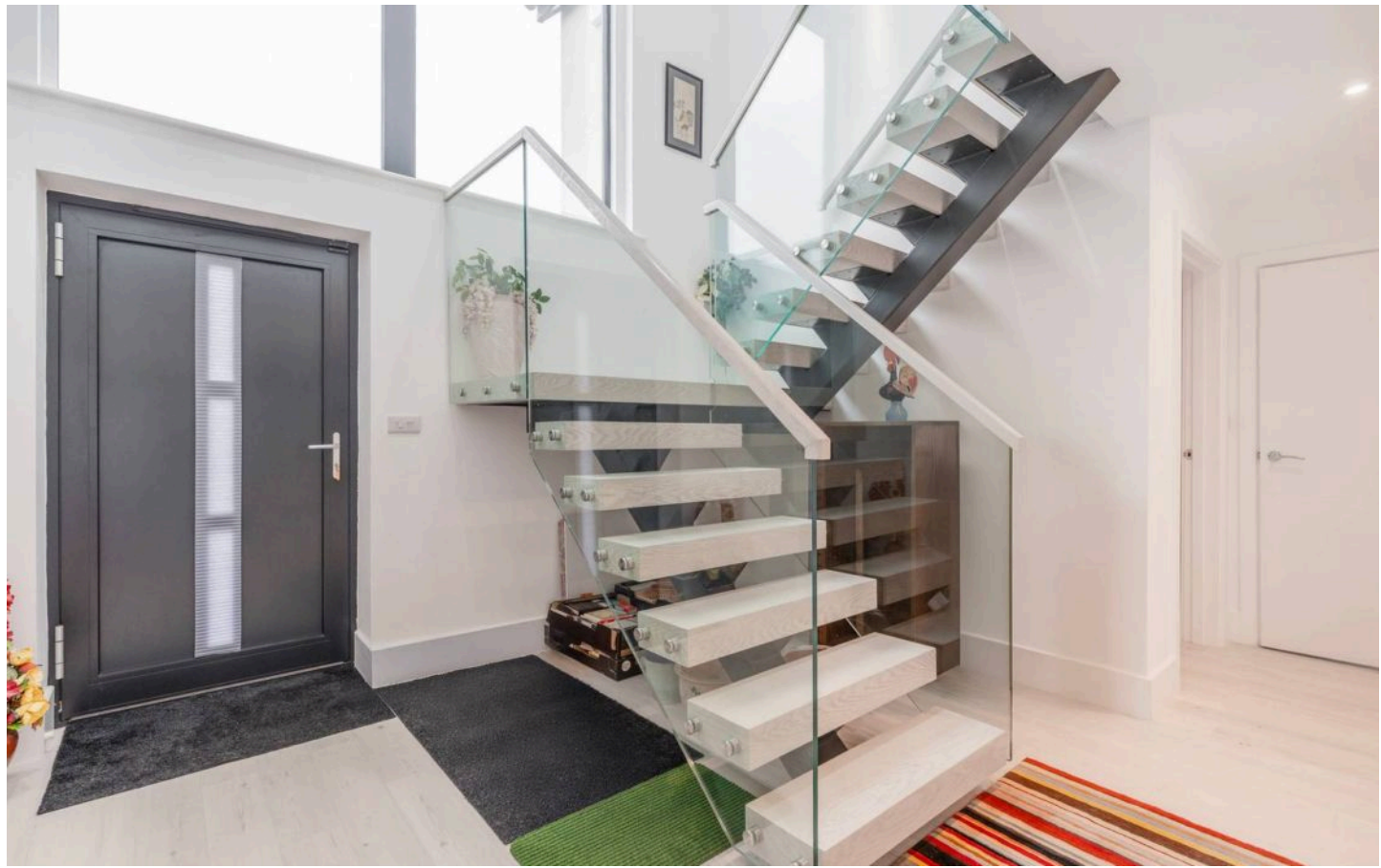


Minors & Brady

3B Church View

Fleggburgh, Norfolk

Within a small, select development in the much-loved village of Fleggburgh, this exceptional bespoke five-bedroom detached home, completed in 2023, captures the very essence of refined modern living. Designed with precision and an unwavering attention to detail, the property blends architectural design with a warmth that makes it feel instantly like home. Every element has been carefully considered, from the bright, open-plan layout to the premium finishes that define each room. The kitchen, a standout feature, pairs clean contemporary lines with high-quality materials, creating a space that's both practical and beautifully executed. Large windows and glazed doors flood the interior with natural light, enhancing the sense of openness and connection to the landscaped garden beyond. Smart home technology, including app-controlled heating and motorised blinds, adds subtle convenience, while the underfloor heating and energy-efficient air source system ensure year-round comfort. Situated moments from the Norfolk Broads and within easy reach of Norwich, this property perfectly balances village tranquillity with modern sophistication, a home built for those who value space, quality and considered design.



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3B Church View

Fleggburgh, Norfolk

- Chain free!
- Bespoke five-bedroom detached residence completed in 2023 within a small, exclusive development in the Norfolk village of Fleggburgh
- Interiors that feel effortlessly spacious and bright, with high ceilings and expansive windows inviting natural light to flow throughout
- A contemporary Symphony kitchen featuring sleek white Dekton stone worktops, integrated appliances, and a striking central island perfect for casual dining or entertaining
- Open-plan living and dining areas that create a seamless connection, ideal for relaxed family life and stylish entertaining
- Smart home features including app-controlled heating, motorised blinds, and automated lounge curtains, combining modern convenience with subtle luxury
- Underfloor heating across the ground floor, providing a constant sense of warmth and comfort throughout the year
- Five double bedrooms, including two private en suites and a family shower room, each finished with attention to detail and quality fixtures
- A double garage with a remote-controlled Hörmann sectional door and an expansive driveway providing off-road parking for multiple vehicles
- Landscaped rear garden with a large patio for seating arrangements and a laid to lawn, designed for outdoor dining, relaxation, and enjoying the quiet surroundings



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Location

Positioned in the heart of the Broads, Church View in Fleggburgh offers a pace of life that's both peaceful and perfectly placed. The village itself has a real sense of community, with a friendly local shop and a traditional pub, while nearby Acle provides additional amenities, from supermarkets to boutique stores. Families will appreciate being within walking distance of Fleggburgh Primary School, with Acle Academy just a short drive away for secondary education.

For commuting or exploring further afield, the A47 connects easily to Norwich, less than 20 miles away. Norwich, a city that balances history with contemporary vibrancy, is home to excellent shopping, independent cafés, theatres, and galleries. Its train station links to London and beyond, while Norwich International Airport opens up both domestic and European travel. Coastal escapes are within easy reach too, with the seaside town of Caister-on-Sea just a short drive, perfect for weekend walks along the beach or family days out. Quiet village life, excellent local amenities, and easy access to the city and coast. Church View captures the very best of Norfolk living.



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From the moment you step inside, the sense of space and light is striking. A grand hallway bathed in natural daylight sets the tone, its high ceilings and glass balustrades reflecting an atmosphere of openness and calm. Every finish has been carefully considered, every element meticulously placed. Underfoot, the gentle warmth of underfloor heating creates a constant sense of comfort, while the soft tones of Nordic-inspired flooring lend a timeless elegance.

At the heart of the home lies the kitchen, a true celebration of craftsmanship and innovation. With sleek Symphony cabinetry, premium white Dekton Spanish stone worktops, and a generous island designed for both culinary creativity and casual conversation, this space invites gatherings and long, unhurried mornings bathed in sunlight. The open plan connection to the dining and living areas ensures a natural flow, ideal for entertaining or enjoying family life in effortless style. Sliding glass doors open to the rear garden, extending the living space outdoors for al fresco dining or quiet moments overlooking the lawn.

The sitting room, a sanctuary of comfort and sophistication, is beautifully proportioned, anchored by a wall-mounted screen for evenings spent unwinding in understated luxury. The study, bathed in natural light, offers a quiet environment for work or reflection, with the flexibility to be a playroom for children or an additional bedroom if required.

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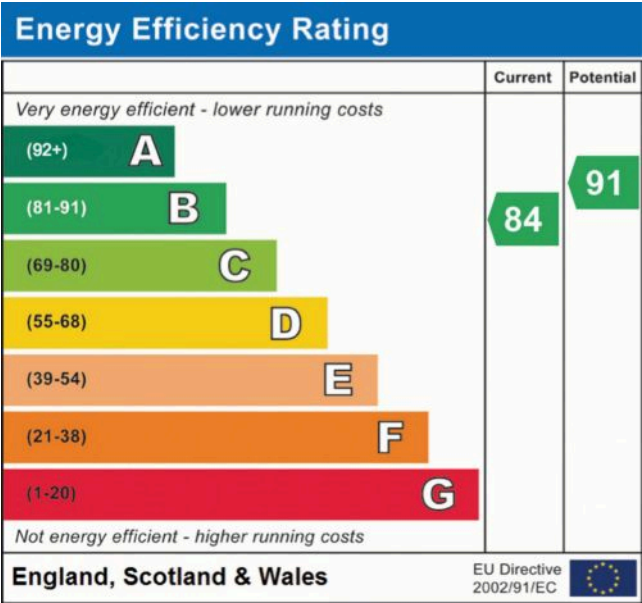
Fleggburgh, Norfolk

Upstairs, five bedrooms offer the utmost comfort and privacy for family and guests. The principal suite is a haven in itself, complete with built-in wardrobes, a private balcony overlooking the garden, and an elegant en suite with contemporary fixtures and finishes that evoke a boutique hotel feel. Each additional bedroom has been designed with comfort and style in mind, complemented by refined bathroom suites where crisp lines and premium materials create a spa-like experience.

Beyond its undeniable beauty, the home also embraces the future of sustainable living. An advanced air source heat pump powers both hot water and central heating, each zone controlled remotely through the intuitive HeatMiser app. Motorised blinds and curtains throughout add a discreet touch of modern luxury.

Outside, the property continues to impress. A generous driveway leads to a double garage with a remote-controlled Hörmann sectional door. The rear garden, largely laid to lawn with a thoughtful patio area, offers an inviting backdrop for summer gatherings or quiet evenings under Norfolk’s vast skies.

Set within the charming village of Fleggburgh, this home enjoys the best of both worlds, a peaceful rural setting with a genuine sense of community, yet only a short journey from the vibrant city of Norwich. Surrounded by the breath-taking beauty of the Norfolk Broads, residents can enjoy boating, fishing, and scenic walks just moments from their doorstep.



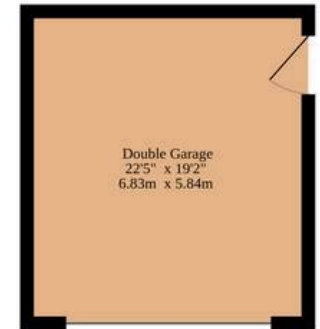
Ground Floor
1183 sq.ft. (109.9 sq.m.) approx.



1st Floor
1254 sq.ft. (116.5 sq.m.) approx.



Double Garage
432 sq.ft. (40.1 sq.m.) approx.



Total Sqft Includes The Double Garage

TOTAL FLOOR AREA : 2869 sq.ft. (266.5 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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