



2 Cottages Main Road, Fleggburgh
£295,000

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Fleggburgh, Great Yarmouth

This characterful semi-detached cottage blends traditional charm with modern finishes. Featuring a multi-fuel burner, extended fitted kitchen with dining space, three bedrooms including a dressing area, private garden, secure parking, and a large garden cabin, all set in the village of Fleggburgh near the coast and Broads.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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Location

Fleggburgh is a well-regarded village in Norfolk, positioned close to the Norfolk Broads and within easy reach of the coast. The village offers local amenities including a public house and restaurant, while a wider range of shops, schools, and services can be found in nearby towns such as Great Yarmouth and Acle.

Road links provide convenient access to surrounding villages, the Broads network, and the A47 for routes towards Norwich. The area is popular for its countryside setting, nearby waterways, and access to coastal and rural activities.

Main Road, Fleggburgh

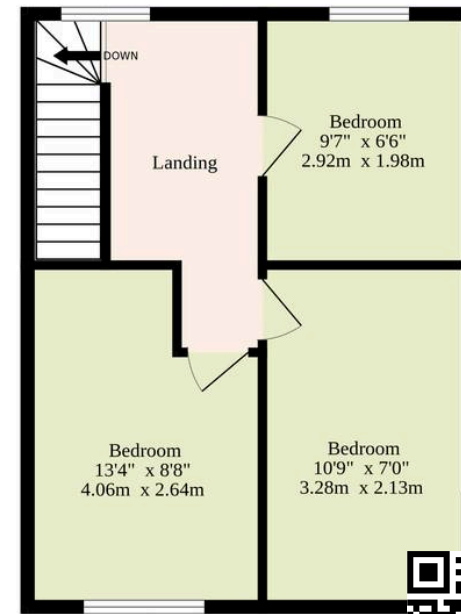
This characterful semi-detached cottage blends traditional features with thoughtful modern finishes, creating a comfortable and practical home in a sought-after village setting. An entrance porch provides a useful buffer from outside and leads into a welcoming living space, where a cast iron multi-fuel burner is set within an exposed brick chimney, forming a central focal point. Exposed timber beams and multiple windows allow natural light to fill the room while retaining the property's cottage



Ground Floor
706 sq.ft. (65.6 sq.m.) approx.



1st Floor
347 sq.ft. (32.2 sq.m.) approx.



Sqft Includes Double Garage

TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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