



Filby Fields Main Road, Filby

Great Yarmouth



Minors & Brady

# Filby Fields Main Road

Filby, Great Yarmouth

Life in Filby offers the balance of village charm and practical convenience, with local shops, pubs, and scenic walks right on your doorstep. This three-bedroom end-of-terrace home provides flexible living for families, featuring two reception rooms and a sun room that opens directly onto a generous south-facing garden, perfect for both relaxation and entertaining. The kitchen and utility space make daily routines straightforward, while the bedrooms, including a principal with en-suite, offer comfort and privacy. Set on a substantial wrap-around plot with potential to extend, the property provides scope to adapt and grow, making it a home that suits both current needs and future plans.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating system.

Minors & Brady are unable to confirm the communal parking area.



# Filby Fields Main Road

Filby, Great Yarmouth

- End-of-terrace family home situated in the award-winning village of Filby, offering a strong sense of community
- Substantial plot with potential to extend (subject to planning permission), allowing flexibility for future development
- Two reception rooms, with a formal dining room that can be used as a home office, playroom, or additional bedroom
- Sun room with French doors providing direct access to the south-facing garden, ideal for entertaining and family life
- Kitchen fitted with units and integrated oven, with space for additional appliances
- Separate utility room and ground floor WC for everyday convenience
- Three well-proportioned bedrooms, including a principal with a modern en-suite bathroom
- Expansive wrap-around garden that is south-facing, featuring a sunken patio with pergola, sweeping lawn, established shrubs, and hedging
- Access to communal parking for residents, ensuring convenient off-street parking
- Easy access via the A47 to the city of Norwich, offering a wide range of amenities



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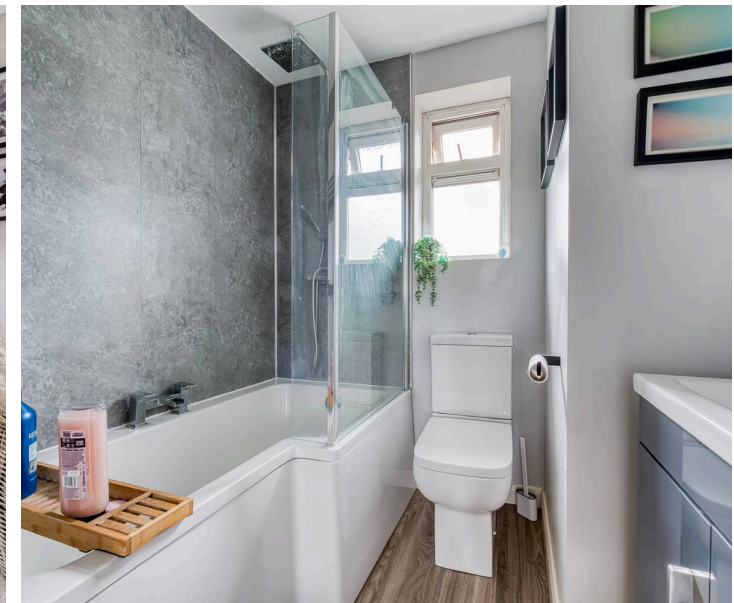
# Filby Fields Main Road

Filby, Great Yarmouth

## Filby

Main Road runs through the heart of Filby, an award-winning village in Norfolk, set amid the gently rolling countryside typical of the Broads area. The village is quietly tucked between open fields and small waterways, offering a strong sense of rural community while being only a short drive from Great Yarmouth and Norwich. Along Main Road, residents have access to essential local amenities including a village shop, post office, and a pub that serves as a community hub. While small, these establishments support daily life and foster a close-knit feel.

For families, Filby Primary School is within the village, providing education for younger children, while secondary schools such as Acle Academy and schools in Great Yarmouth are easily reachable by car or public transport. Bus services connect Filby to surrounding towns, and road links via the A47 allow commuting or easy access to city facilities. The nearby Wherry Lines train service via Acle offers rail connections to Norwich and Great Yarmouth, making the village accessible without relying solely on a car.



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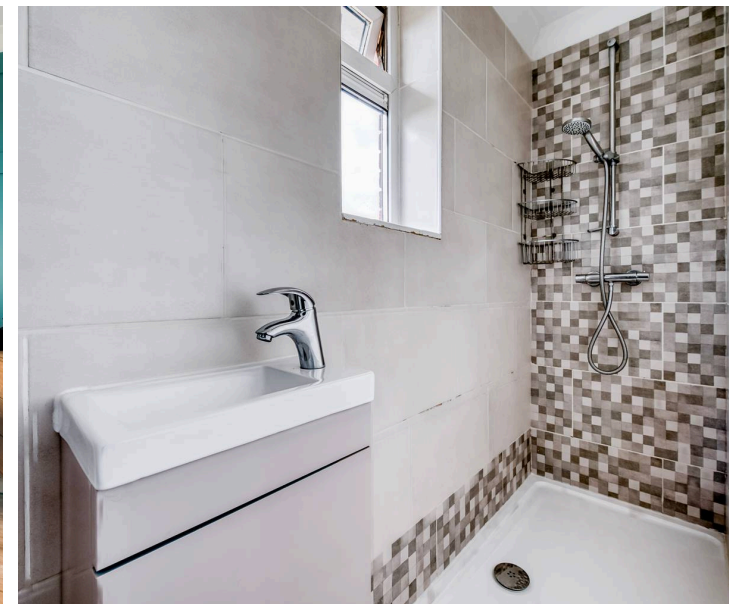
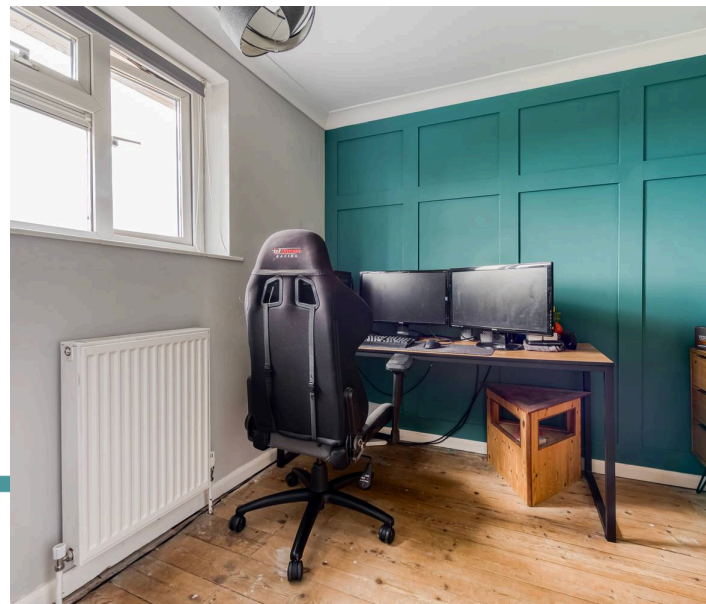
# Filby Fields Main Road

Filby, Great Yarmouth

This three-bedroom end-of-terrace house in the award-winning village of Filby offers practical and flexible family living. Set on a substantial wrap-around plot, the property features two reception rooms, a bright sun room, and generous outdoor space, providing both comfort and scope for future improvement.

A pitched porch provides a practical entrance for coats and shoes, leading into a welcoming hallway. The formal dining room is versatile and could function as a home office, snug, additional bedroom, or playroom. The spacious living room flows naturally into the sun room, which features French doors opening onto the garden, allowing a smooth connection between indoor and outdoor spaces for daily living or entertaining.

The kitchen is fitted with a range of units, a sink with drainer, and an integrated oven, with space for additional appliances. A separate utility room houses laundry appliances, and a convenient WC is located nearby. The layout supports both family meals and entertaining with ease.



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There are three well-sized bedrooms, offering comfort and privacy. The main bedroom benefits from a modern en-suite bathroom, including a bathtub, toilet, and hand wash basin. A family shower room with a three-piece suite serves the remaining bedrooms.

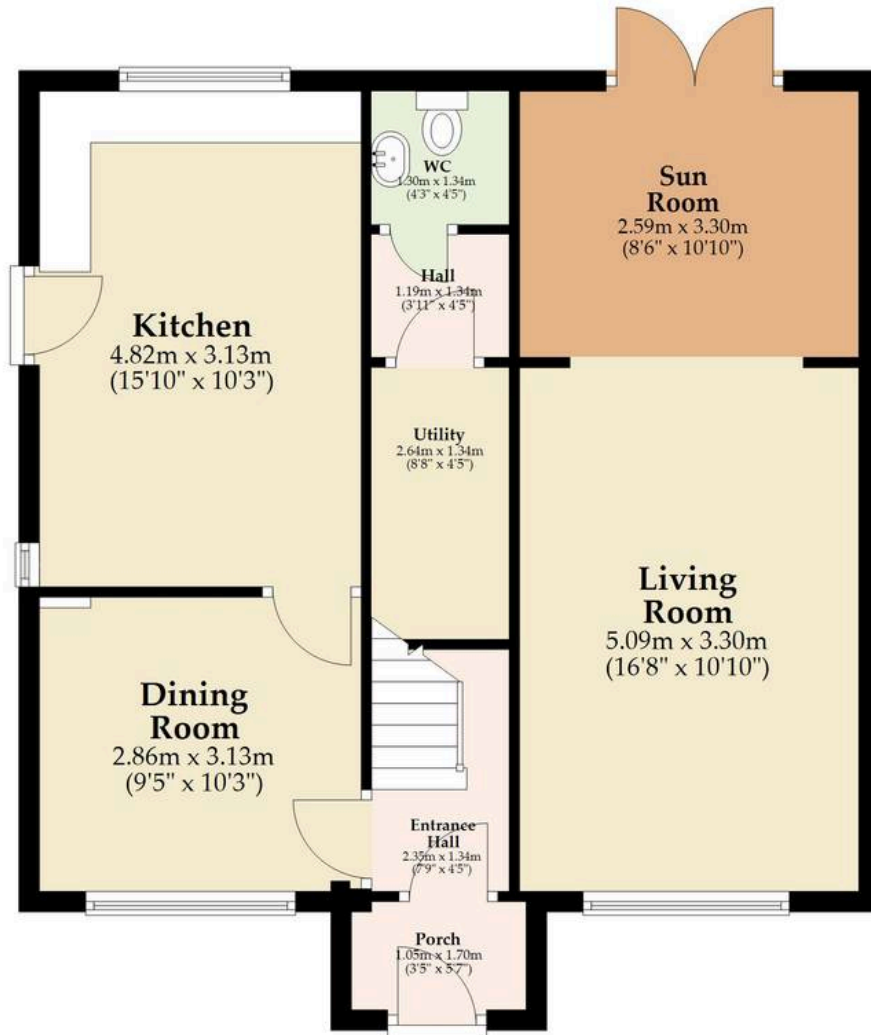
The property enjoys a south-facing, wrap-around garden, featuring a sunken patio with a pergola suitable for seating, a sweeping lawn, established shrubbery, and a timber storage shed. A lawned front garden completes the outdoor space, adding to the home's appeal and providing further scope for landscaping or gardening.

Residents have access to a communal parking area. With potential to extend subject to planning permission, the property offers opportunities for improvement and adaptation to suit changing needs.



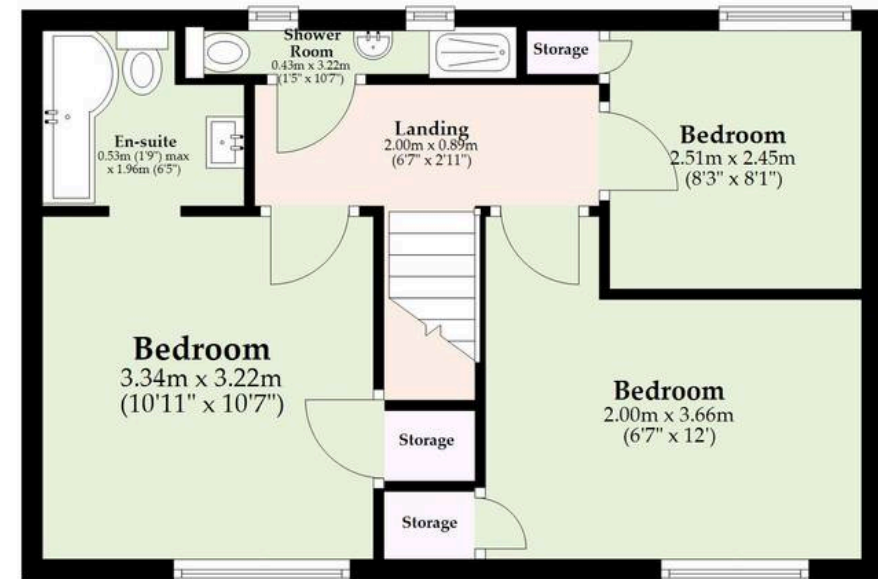
## Ground Floor

Approx. 60.0 sq. metres (646.2 sq. feet)  
(excluding Entrance Hall)



## First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)  
(excluding Storage)



Total area: approx. 100.0 sq. metres (1076.9 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady  
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