



21 Poplar Drive, Filby

Minors & Brady



21 Poplar Drive

Filby, Great Yarmouth

Beautifully extended and backing directly onto open countryside, this exceptional family home delivers the perfect balance of modern living, versatile space and peaceful village surroundings. Thoughtfully enhanced throughout, the property centres around a stunning open-plan kitchen, dining and living space designed for both everyday family life and entertaining. Flexible accommodation includes up to four bedrooms, multiple reception areas, dedicated home working spaces and a stylish principal suite with en-suite shower room. A standout roof terrace enjoys elevated views across the neighbouring fields, providing a wonderful spot to relax and unwind. Completing the package is a generous rear garden, ample driveway parking and a sought-after cul-de-sac setting within the popular village of Filby.

- Beautifully extended family home backing directly onto open countryside with far-reaching field views
- Stunning open-plan kitchen, dining and living space designed for modern family living and entertaining
- Unique roof terrace enjoying elevated countryside views, perfect for relaxing and outdoor dining
- Flexible three/four bedroom accommodation with a spacious principal suite and en-suite shower room
- Multiple reception spaces including a sitting room, garden room, office and study area
- Well-presented throughout with bright, versatile interiors suited to a range of lifestyles
- Enclosed rear garden with patio seating areas, established planting and open field backdrop



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The Location

Poplar Drive enjoys a peaceful setting within the highly regarded and award-winning village of Filby, surrounded by beautiful Norfolk countryside and open fields. Tucked away in a quiet residential position, the location offers a wonderful sense of tranquillity whilst remaining conveniently connected to nearby towns and amenities.

The village is renowned for its strong sense of community and attractive rural surroundings, making it an appealing choice for families, professionals and those seeking a quieter pace of life. Residents benefit from a selection of useful local amenities including a village shop, post office and popular pub, all contributing to the welcoming village atmosphere.

For those who enjoy the outdoors, the surrounding countryside provides endless opportunities for walking, cycling and exploring, with open farmland, quiet lanes and nearby waterways adding to the area's charm. The nearby Norfolk Broads further enhance the lifestyle on offer, providing stunning scenery and recreational opportunities throughout the year.

Families are well catered for, with Filby Primary School located within the village, while a range of secondary schooling options can be found in nearby Acle and Great Yarmouth. The area is also well placed for commuting, with convenient access to the A47 connecting Norwich, Great Yarmouth and the wider Norfolk region.



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Poplar Drive, Filby

Tucked away within a desirable cul-de-sac setting in the popular village of Filby, this beautifully extended family home offers an exceptional blend of space, versatility and contemporary living. Backing directly onto open countryside, the property enjoys a wonderfully private setting with far-reaching field views, whilst providing the generous accommodation and flexibility that modern family life demands.

Thoughtfully improved and exceptionally well presented throughout, the home immediately impresses with its bright and spacious feel. Designed around sociable living, the true heart of the property is the stunning open-plan kitchen, dining and living area. This impressive space has been created to bring family and friends together, offering extensive room for entertaining, everyday dining and relaxed evenings at home. The modern fitted kitchen is complemented by generous work surfaces, integrated appliances and a central island, whilst large windows and doors allow natural light to flood the room and create a seamless connection with the garden beyond.

The ground floor continues to offer remarkable flexibility, catering perfectly to a range of lifestyles. A generous sitting room provides a separate retreat for quieter evenings, whilst additional spaces include a dedicated office, study area and a delightful garden room overlooking the rear garden. Whether working from home, pursuing hobbies or accommodating growing families, the layout adapts effortlessly to changing requirements.



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A utility room adds further practicality, whilst the former garage has been thoughtfully converted to create a useful storeroom with potential for a variety of future uses.

The bedroom accommodation is equally impressive. The principal bedroom enjoys its own modern en-suite shower room and benefits from direct access to the property's standout feature, a wonderful roof terrace. Offering elevated views across the neighbouring countryside, this unique outdoor space provides the perfect setting for a morning coffee, evening drink or simply taking in the peaceful surroundings. Additional bedrooms are well-proportioned and are served by a stylish family bathroom, ensuring excellent facilities for both family members and guests.

Outside, the property's appeal continues. To the front, a substantial driveway provides ample off-road parking for multiple vehicles, complemented by an attractive frontage that enhances the home's kerb appeal. The enclosed rear garden is a fantastic space for families, children and keen gardeners alike, predominantly laid to lawn with established planting and multiple patio seating areas ideal for outdoor entertaining. Backing directly onto open fields, the garden enjoys an enviable sense of space and tranquillity rarely found in residential locations.

Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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Total area: approx. 174.4 sq. metres (1877.0 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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Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
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