

2 Burgh Hall Park Tower Road, Fleggburgh

Minors & Brady

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Fleggburgh, Great Yarmouth

Enjoy a lifestyle surrounded by nature without sacrificing convenience in this beautifully positioned two-bedroom park home. Occupying a desirable position within a highly regarded over-55s gated community, this well-presented residence enjoys a generous plot bordering protected woodland, offering exceptional privacy and a wonderful outlook from the principal bedroom. Light-filled accommodation includes a spacious dual-aspect living room with a vaulted ceiling and feature fireplace, a well-appointed kitchen with utility room, and two comfortable bedrooms, including an en-suite to the main bedroom. Outside, mature gardens showcase apple, pear, plum and fig trees, a summerhouse, multiple sheds and a private seating area, all enclosed by established boundaries for added seclusion. With off-road parking, secure code-operated gates, a welcoming community atmosphere and village amenities, countryside walks and transport links close by, this charming home is perfectly suited to those seeking relaxed, low-maintenance living in a peaceful yet well-connected setting.

The Location

Burgh Hall Park on Tower Road enjoys a discreet position on the edge of the Broadland village of Fleggburgh, offering a lifestyle that combines rural surroundings with practical everyday convenience. The area is particularly well suited to families, professionals seeking a quieter pace of life, and retirees looking to remain connected to local amenities while enjoying access to the Norfolk countryside. Fleggburgh itself benefits from a welcoming village community, with facilities including a village hall, local public house, convenience shopping and nearby services, while larger centres such as Acle and Great Yarmouth provide a broader range of retail, leisure and professional amenities.

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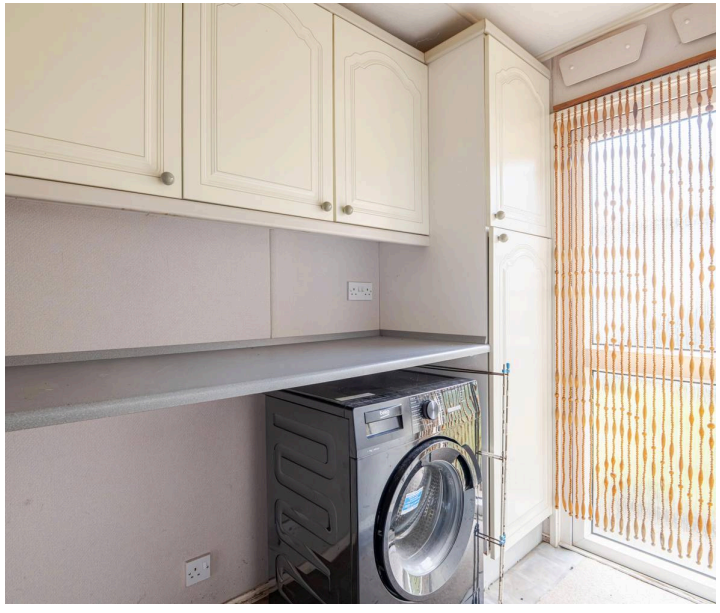
For day-to-day needs, residents are well placed for shopping and essential services. Nearby Acle offers supermarkets, independent retailers, cafés, pharmacies and healthcare facilities, while Great Yarmouth provides a comprehensive selection of national retailers, restaurants, leisure facilities and business services. The market town of Stalham and the city of Norwich further expand the choice of shopping, dining and cultural attractions available within comfortable travelling distance. Fitness centres, sports clubs and recreational facilities can be found throughout the surrounding area, supporting an active and well-balanced lifestyle. The area is also served by a choice of primary and secondary schools, with further educational opportunities, independent schooling and higher education facilities available in Norwich.

One of the defining features of life in Fleggburgh is its close relationship with the Norfolk Broads National Park. Numerous waterways, nature reserves, sailing opportunities and walking routes are accessible within minutes, creating a setting well suited to those who enjoy spending time outdoors. Residents can enjoy pleasant walks to nearby Filby Broad, one of the region's most picturesque stretches of open water, while the surrounding countryside is interwoven with quiet lanes, footpaths and cycling routes. The broadland villages of Acle, Potter Heigham, Horning and Wroxham offer waterside dining, boating facilities and year-round leisure opportunities, while the sandy coastline at Winterton-on-Sea, Hemsby and Sea Palling provides easy access to beaches and coastal walks.

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The immediate community further enhances everyday life. The award-winning Filby Post Office, community centre and regular village events are all within easy reach, creating a strong sense of local identity. The popular Kings Arms gastro pub is just a short stroll away, providing a convenient venue for dining and socialising, while protected woodland on the doorstep offers opportunities for walking and wildlife observation throughout the year. A friendly residents' association and community gatherings add to the appeal for those seeking a more connected village environment.

Regular bus services pass through the village, providing access to both Great Yarmouth and Norwich, while the nearby A47 offers straightforward road links across the region. Rail services from Acle connect into Norwich and onward national routes, making commuting and wider travel easily achievable.

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The accommodation is approached via a welcoming entrance hall that immediately creates a bright and airy first impression. Thoughtfully designed with practicality in mind, the hall provides useful storage solutions and serves as an inviting introduction to the accommodation beyond.

From here, the property opens into the dining area, currently arranged with a round table that creates an appealing setting for both everyday meals and social occasions. This space flows effortlessly into the adjoining living room, enhancing the overall sense of openness and connectivity throughout the home. Ideal for modern living, the layout encourages both relaxation and entertaining.

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The living room is particularly impressive, flooded with natural light from two attractive bay-fronted windows alongside additional dual-aspect glazing. A vaulted ceiling further enhances the feeling of space and openness, while a feature fireplace forms an attractive focal point, creating a warm and inviting atmosphere throughout the year. The combination of light, space and character makes this room a particularly enjoyable place to spend time.

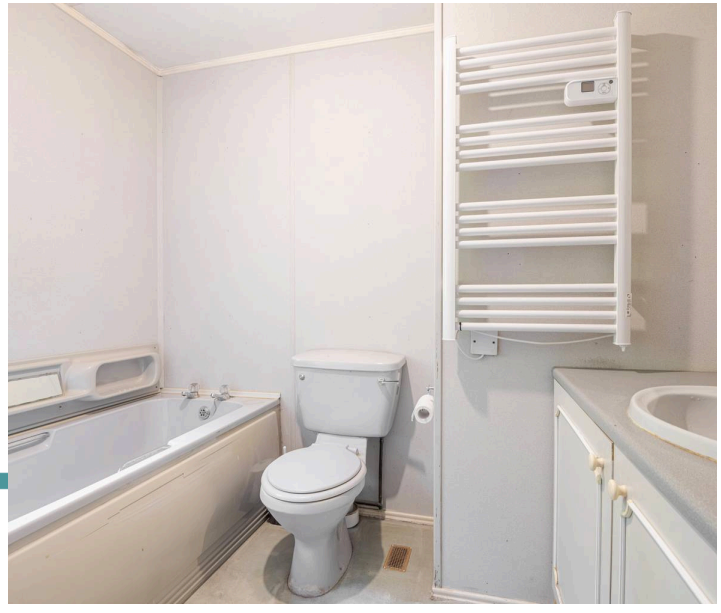
Forming the heart of the home, the kitchen is fitted with a range of units providing ample storage and workspace for day-to-day living. A freestanding oven is included, while the practical layout ensures functionality remains a key feature. Adjoining the kitchen is a useful utility room, offering dedicated spaces for household appliances and additional storage, helping to keep the main living areas organised and uncluttered.

The property offers two well-proportioned bedrooms, both designed to provide comfort and privacy. The principal bedroom enjoys particularly attractive views across the neighbouring woodland, allowing residents to appreciate the natural surroundings from the comfort of their own home. This room also benefits from a private en-suite bathroom comprising a bathtub, hand wash basin and toilet. The second bedroom is equally versatile, making it suitable for guests, visiting family members or use as a hobby room or home office if desired.

Complementing the accommodation is a well-appointed shower room fitted with a three-piece suite comprising a shower cubicle, hand wash basin and toilet. Presented with practicality and ease of maintenance in mind, the facilities serve the home well and cater comfortably to both residents and visitors.

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Outside, the property continues to impress with its generous and highly private gardens. Surrounded by established hedging and mature trees, the plot enjoys a secluded feel, while thoughtful boundaries ensure neighbouring homes are well separated and do not directly overlook one another. A paved seating area provides an ideal spot for outdoor dining, relaxing with a morning coffee or enjoying the surrounding greenery throughout the seasons.

The extensive grounds also feature a summerhouse together with multiple timber sheds, providing excellent storage for gardening equipment, outdoor furniture and hobbies. The gardens are enriched by a range of established fruit trees, including apple, pear, plum and fig varieties, creating an attractive and productive outdoor environment.

To the front, the property benefits from a well-maintained front garden and a driveway providing convenient off-road parking. The gated community offers additional peace of mind, with secure code-operated entrance gates closed during the evening and an on-site owner helping to maintain the welcoming character of the development.

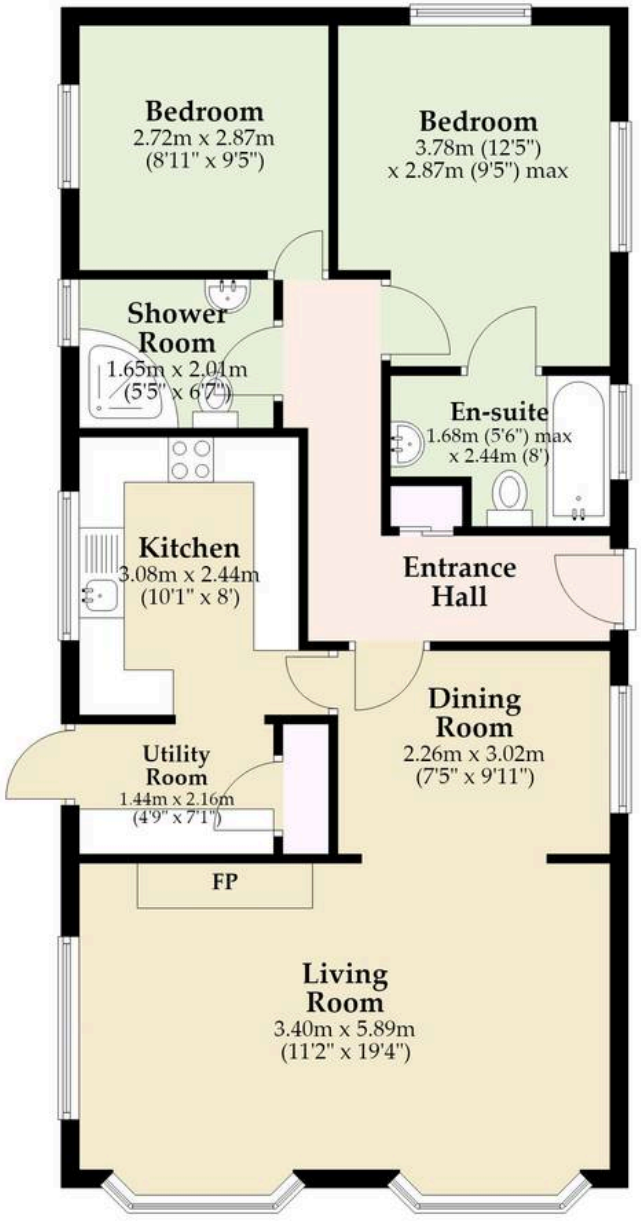
Agents Note

This property will be sold freehold. Pitch fee that includes the water charge: £142 per month. This is reviewed each April. Non-standard construction. Heating system: Storage heaters. Connected to mains water, electricity, gas and drainage.

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Ground Floor

Approx. 75.0 sq. metres (806.9 sq. feet)



Total area: approx. 75.0 sq. metres (806.9 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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