

**Aldreds**  
Estate Agents



Highbanks Main Road  
Filby, Great Yarmouth, NR29 3HY  
Price Guide £400,000



## Highbanks Main Road

Filby, Great Yarmouth, NR29 3HY

\*CHAIN FREE\* Price Guide £400,000-£425,000 Aldreds are pleased to offer this substantial detached bungalow on a plot of approximately 0.35 of an acre in a sought after location backing on to farmland. The property has been extended to the rear and offers accommodation comprising of an entrance hall serving a living room, spacious kitchen/dining room, rear porch, three bedrooms and a bathroom. Outside there are superb wrap around gardens and a sweeping driveway and detached garage. The property also benefits from double glazed windows, oil central heating and due to the size of the plot would make a superb family home with further expansion possible. An early viewing is recommended.

### Entrance Hall

Part glazed wood panel entrance door, radiator, fitted carpet, doors leading off to:

### Living Room

12'9" x 11'11" (3.90 x 3.65 )

Plus double glazed bay window to side aspect and including the stone fireplace with inset wood burner and matching side display area, built in airing cupboard housing the hot water cylinder, tv point, radiator, boiler cupboard housing the oil fired boiler, window and door to:

### Kitchen/Dining Room

16'1" x 14'4" (4.92 x 4.39)

Extensively fitted with a range of medium oak fronted wall and matching base units with grey granite effect worktops over, single drainer one and a half bowl stainless steel sink unit with mixer taps, space and plumbing for a washing machine, built in electric double oven, four ring ceramic hob with extractor hood over, part tiled walls, vinyl flooring, radiator, double glazed French doors to rear, door to:

### Rear Porch

7'9" x 4'0" (2.38 x 1.24)

Double glazed windows and door to rear.

### Bedroom 1

11'11" x 9'11" (3.65 x 3.04)

Plus double glazed bay window to front aspect, radiator, fitted carpet.

### Bedroom 2/Sitting Room

11'11" x 11'11" (3.65 x 3.65)

Plus double glazed bay window to front aspect and including the chimney breast with a tiled open fireplace, tv point, radiator, fitted carpet.

### Bedroom 3

12'1" x 8'3" (3.69 x 2.53)

Double glazed window to side aspect, radiator, fitted carpet.





### Bathroom

8'10" x 6'0" (2.71 x 1.84 )

Plus tiled shower wet room area with mains fed shower fitting, white bathroom suite comprising panel bath, vanity unit with inset wash basin and adjacent low level wc with concealed cistern, part tiled walls, tiled flooring, radiator, frosted double glazed window to side aspect.

### Outside

The property is in a delightful elevated location backing on to open farmland with a sweeping drive leading to a turning area and side driveway providing ample parking and access beyond to the non conventional garage/workshop. The total plot size is approximately 0.35 of an acre (subject to measured survey) with delightful screened wrap around gardens which are mainly lawned with planted borders and a fenced screen with gate leading to the rear garden where there is a paved terrace, ornamental pond and further extensive lawned garden backing on to the fields. Summerhouse and storage sheds. These superb gardens fully compliment this delightful property.

### Tenure

Freehold

### Services

Mains water, electric and drainage are connected to the property.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### Location

Filby is a Broadland village approximately 6 miles from Great Yarmouth with a Post Office/general store situated near to Filby Broad. The village boasts most attractive floral displays throughout, having received many prestigious awards from the annual entry to the local and National Villages in Bloom competition. There is a Primary School and Eastern Counties bus services operate links to Great Yarmouth and Norwich.

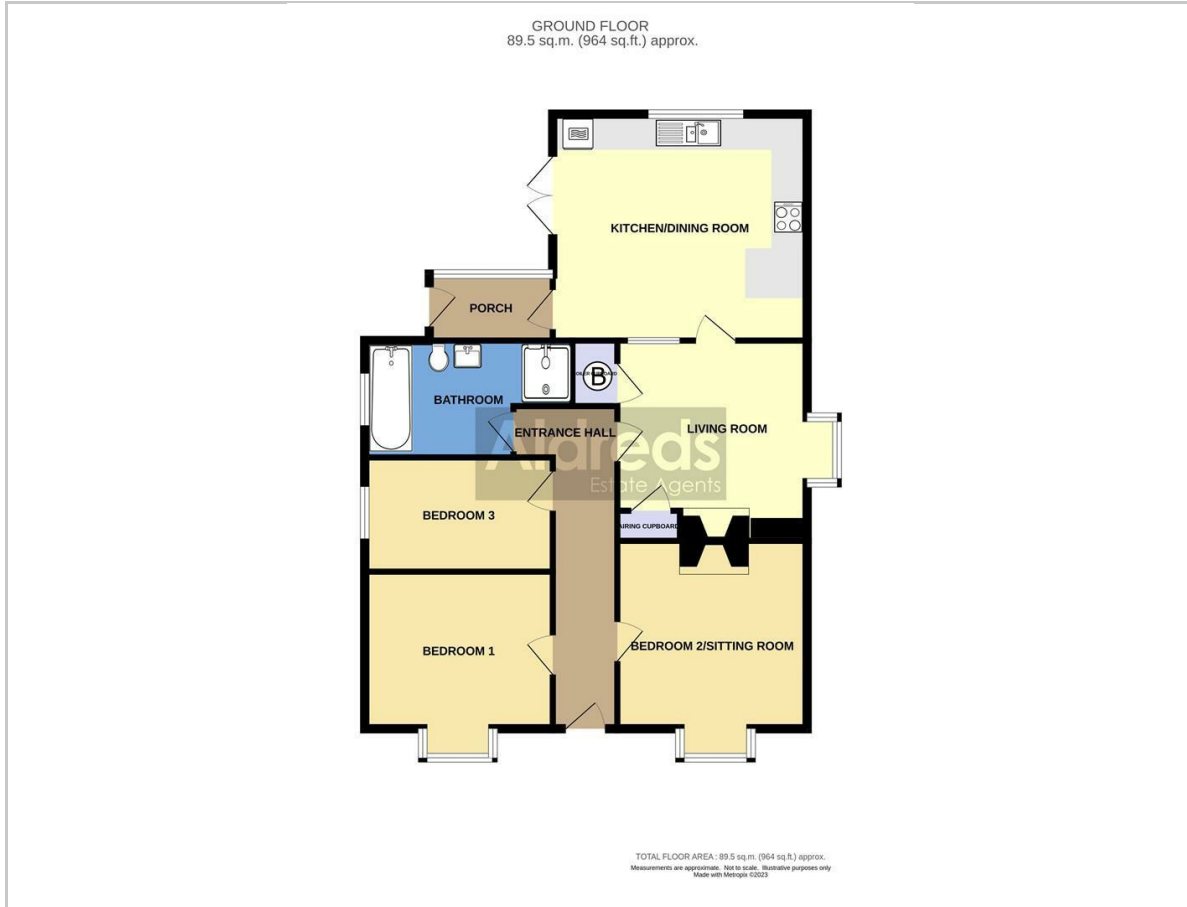
### Directions

From the Aldreds Great Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn left into Norwich Road, continue over the next roundabout into Main Road and proceed into the village of Filby where the property can be found on the right hand side just past the village sign.

Ref: Y11874/09/23/CF



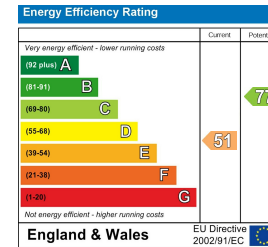
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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