

Aldreds
Estate Agents



Plot 6 Autumn Close

Fleggburgh, NR29 3FQ

£750,000



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Fleggburgh, NR29 3FQ

A hugely spacious, four bedroom detached bungalow, now under construction and forming part of this exclusive development of bungalows in a lovely rural location on the edge of the attractive village of Fleggburgh. This well designed property will offer a high level of specification throughout including underfloor heating via an air source heat pump and a fully fitted kitchen with appliances and Anthracite Grey uPVC windows. The property will offer accommodation including entrance porch, hall, shower/cloakroom, a spacious open plan kitchen / dining room, lounge, utility room and four bedrooms including a master en suite and dressing. Outside will be a pleasant a generous garden backing to a lovely wooded backdrop, driveway parking and an adjoining double garage. Early enquiries are welcomed as construction continues to appreciate this attractive new build property on the wonderful rural development.

Entrance Porch

Part glazed entrance door with glazed side panels, door to garage, door to:

Hall

Doors leading off:-

Shower Room

9'4" x 9'0" (2.84 x 2.74 (2.85 x 2.75))

Window to side aspect, low level WC, hand wash basin, shower

Utility Room

11'10" x 5'7" (3.61 x 1.70)

Window and glazed door to side aspect, fitted units with sink, plumbing for washing machine, power points.

Kitchen / Dining Room

27'11" x 12'10" (8.51 x 3.91)

A hugely spacious room with a range of fitted units with integrated appliances, (buyer choice available at an early stage with specification to an agreed PC sum) and open plan access to:

Lounge

16'9" x 16'5" (5.11 x 5.00)

A lovely double aspect room with windows to side aspect and patio doors leading to garden to other side, power points, tv point.

Master Bedroom

Window to front aspect, power points, door to:-

En Suite Shower Room

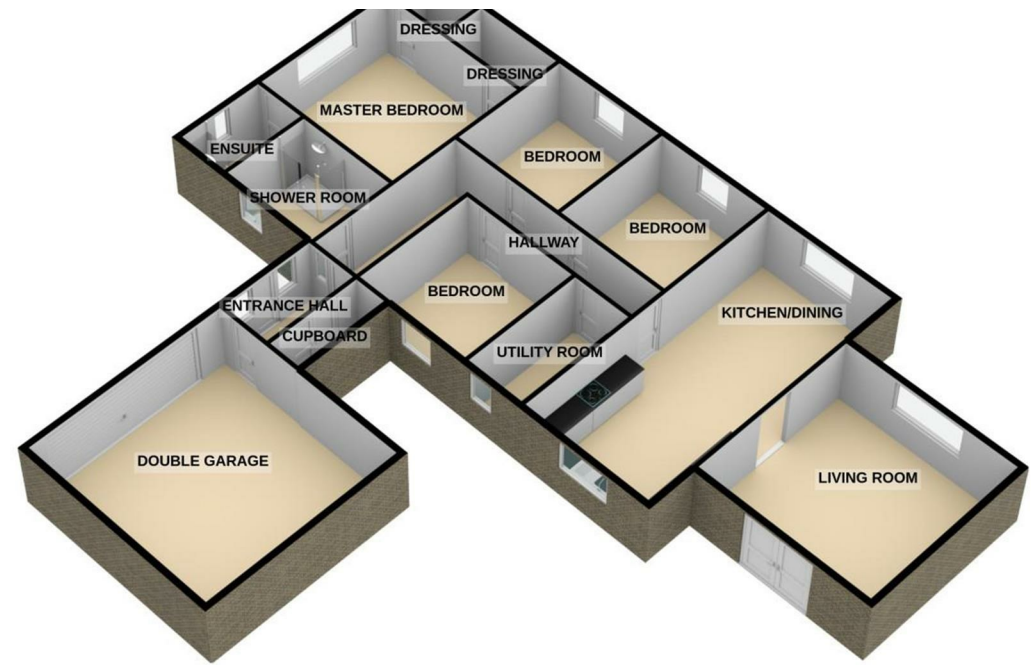
9'0" x 4'11" (2.74 x 1.50)

Obscure glazed window to front aspect, low level WC, hand wash basin, shower, ventilation.

Bedroom 2

11'10" x 11'10" (3.61 x 3.61)

Window to side aspect, power points.



TOTAL FLOOR AREA : 196.0 sq m (2110 sq ft) approx





Bedroom 3
11'10" x 11'10" (3.61 x 3.61)
Window to side aspect, power points.

Bedroom 4
12'4" x 11'10" (3.76 x 3.61)
Window to side aspect, power points.

Outside
The property is approached via a pea shingle driveway leading to garage extending to the front and side of the property. The property offers a nicely enclosed garden which will be laid to lawn.

Garage
Double detached garage with front facing, automated sectional door, side service door.

Summary Information
This hugely spacious detached bungalow, currently under construction will be finished to a high standard throughout and benefit from under floor heating via an air source heat pump, Anthracite grey uPVC sealed unit double glazed windows and floor coverings included throughout with buyer choice, subject to a PC sum. Bathrooms will be tiled and at an early stage, buyer input is available on bathroom and kitchen styles, again subject to PC sums. PV Solar Panels are also an available optional extra.

PLEASE NOTE
Specification is subject to change and alteration during the course of construction without notice. Prospective purchasers should satisfy themselves as to the agreed specification prior to purchase.

ALL MEASUREMENTS ARE SCALED FROM PLANS AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY.

Tenure
Freehold.

Services
Mains water, electric and drainage.

Council Tax
Great Yarmouth Borough Council. Rating to be confirmed

Location
Fleggburgh is an attractive Broadland village approximately 7 miles north west of Great Yarmouth with a village hall and recreation ground, delivery service from Filby stores, Post Office service two mornings per week at the village hall, Leisure Centre with Swimming pool and squash courts, a Popular Pub/Restaurant and a Common adjoining Filby Broad. There is also a village Primary School and a School bus service taking older children to Acle Academy. Public bus services run links to Great Yarmouth and Norwich with Train services from Great Yarmouth and Acle linking to the main Railway Station at Norwich.

Directions
From the 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 Fleggburgh Road, continue through Filby, on reaching the village of Fleggburgh turn right into Tower Road, at the next junction turn right into Rollesby Road, where the development can be found just past Trefts Lane on the right hand side.

Predicted Energy Assessment (PEA)
Rating: 'C'

Reference
PJL/S9728



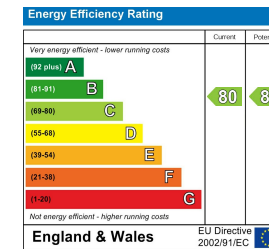
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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