

Aldreds
Estate Agents



Sunny View Rollesby Road, Fleggburgh, NR29 3AQ

£725,000



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£725,000

Sunny View Rollesby Road

Fleggburgh, NR29 3AQ

- Stunning Detached House
- Three Receptions
- Oil Fired Central Heating
- Landscaped Gardens
- Ready To Move In
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Integrated Double Garage & Driveway
- High Specification Throughout
- Internal Viewing Essential

Aldreds are delighted to offer this stunning five bedroom detached house located in the sought after village of Fleggburgh. This beautifully appointed home has been modernised and re-modelled to wonderful standard throughout and offers generous accommodation of over 2400 Sq Ft including an impressive double height entrance hall, dual aspect lounge, a 28ft long kitchen/diner, study/dining room, utility, five first floor bedrooms, two en-suites and an impressive luxury bathroom. The property offers an integrated double garage, a spacious driveway, oil fired central heating and beautifully landscaped gardens. Internal viewing is essential to appreciate this superb property which is ready to move in!



Entrance Hall

An impressive double height entrance hall with windows on ground and first floor level to front aspect, fully glazed entrance door, two radiators, power points, rear facing window, stairs to first floor landing, open plan access to Kitchen/day room and doors leading off;

Lounge 19'9" x 15'5" (6.02m x 4.71m)

A spacious double aspect room with window to front and glazed French doors leading to patio and rear garden, power points, television point, radiator, media wall with inset space for a wall mounted tv and electric fire beneath with wood strip panelled alcove walls.

Dining Room/Study 13'2" x 10'1" (4.03m x 3.08m)

Window to front aspect, radiator, power points, telephone point.

Kitchen/Breakfast/Day Room 28'8" x 13'7" (8.75m x 4.15m)

A hugely spacious triple aspect room with windows and glazed doors looking onto the rear garden, a range of modern contemporary style fitted units with acrylic worktops, upstands and inset sink, integrated appliances including dishwasher, ceramic hob, chimney extractor, electric oven, combination microwave, larder fridge and freezer, central island unit with fitted storage and integrated breakfast bar, inset LED ceiling lighting, radiators, television point.





Utility Room 16'9" x 4'5" reducing to 2'11" (5.12m x 1.37m reducing to 0.9m)

Side facing window, a range of fitted units with work surface and upstand, stainless steel sink drainer, plumbing for washing machine, power points, radiator, cupboard housing pressurised hot water cylinder, door to garage, door to;

Cloakroom 7'1" x 2'5" (2.16m x 0.75m)

Low level wc with enclosed cistern with hand wash basin within a fitted unit.

First Floor Landing

A Wonderful open space with timber balustrades and glass inset to either side, creating a walk way effect and looking down on the open plan entrance area, doors leading off;

Master Bedroom 17'2" x 15'4" at max (5.24m x 4.68m at max)

Window to front aspect, radiator, power points, television point, his and hers walk-in wardrobe alcoves, door giving access to;

En-Suite Shower Room 8'9" x 7'10" (2.68m x 2.4m)

Obscure glazed window to side aspect, part tiled walls, large walk-in shower cubicle with fixed screen and raindrop shower head over, floating 'his and hers' sinks with mixer taps and inset mirror over, w.c. with enclosed cistern, ventilation, heated towel rail.

Bedroom 2 17'1" x 14'0" at max (5.22m x 4.27m at max)

With private landing area with doors to bedroom and en-suite shower room. A range of built-in wardrobes, rear facing window, radiator, power points, television point.

Directions

On arriving in the village of Fleggburgh on the Acle Road, turn left just before the Kings Arms Public House into Town Road, proceed turning sharply right into Rollesby Road where the property can then be found a short way along on the left hand side, located by our FOR SALE board.



En-Suite Shower Room 8'9" x 5'0" (2.68m x 1.54m)

Fitted units with integrated sink and low level w.c., mirror over, a large shower cubicle with fixed screen and raindrop shower head, ventilation, heated towel rail.

Bedroom 3 15'6" x 12'4" (4.73m x 3.76m)

Window to front aspect, radiator, power points, television point.

Bedroom 4 10'3" x 9'5" (3.13m x 2.89m)

Window to front aspect, radiator, power points, television point.

Bedroom 5 10'3" x 6'5" (3.14m x 1.98m)

Window to rear aspect, radiator, power points.

Bathroom 15'5" x 7'1" (4.72m x 2.17m)

A luxurious bathroom with rear facing obscure glazed window, 'his and hers sinks' in a floating unit, part tiled walls, low level w.c. with enclosed cistern, free standing bath with wall mounted mixer tap, two metre fixed screen shower cubicle with raindrop shower head over, heated towel rail, ventilation.

Outside

The property sits beautifully in this established residential area of The Village and is approached via a pea shingled driveway providing ample parking space for four vehicles, leading onto;

Garage 18'2" at max x 17'3" (5.56m at max x 5.26m)

Electric up and over door power, lighting, cupboard housing boiler for hot water and central heating.

Gardens

The front garden is beautifully landscaped, laid to lawn with mature tree planting and shrubbery to borders, paved pathway to front entrance. To the rear of the property, there is a generous garden, enclosed with close board panel fencing to boundaries, laid to lawn and nicely landscaped and well stocked variety of mature shrubbery and planting. Access to the side via double gates.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: 'F'

Energy Performance Certificate (EPC)

EPC Rating: 'E'

Location

Fleggburgh is a 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. 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.

Reference

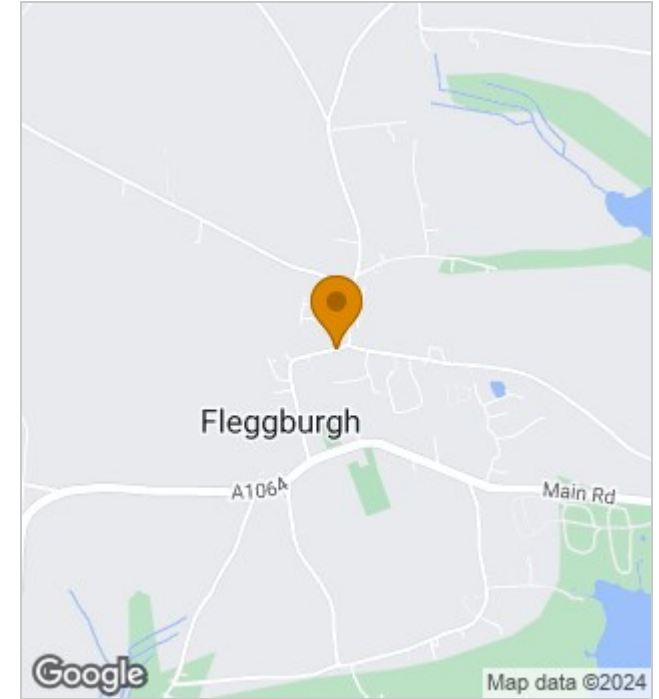
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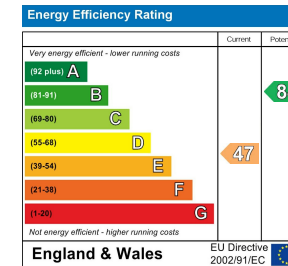
Floor Plans



Location Map



Energy Performance 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.

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