

**Aldreds**  
Estate Agents



Dawn-Dew Main Road  
Filby, Great Yarmouth, NR29 3AA  
Guide Price £450,000





## Dawn-Dew Main Road

Filby, Great Yarmouth, NR29 3AA

Guide Price £450,000 - £475,000. Aldreds are pleased to offer this highly individual modern detached residence situated in this very popular Broadland village. The property has been extended to provide a deceptively spacious, flexible living space with accommodation comprising of a reception hall, lounge, spacious games/sitting room with feature vaulted ceiling, garden room, quality fitted kitchen with built in appliances, cloakroom and bedroom four/dining room on the ground floor. On the first floor a landing serves three good sized double bedrooms and a four piece modern bathroom. Outside the property is a full width driveway with ample parking space and a generous size south facing rear garden which has been designed for low maintenance with a variety of useful outbuildings in addition. The property also benefits from double glazed windows and oil central heating. An internal inspection is strongly recommended to appreciate the space this property offers.

### Reception Hall

15'5" x 9'4" (4.71 x 2.86)

Including the staircase to first floor with under stairs recess, part double glazed composite entrance door with adjacent fitted cat flap, wood effect LVT flooring, radiator, doors leading off to:

### Cloakroom

7'7" x 2'10" (2.33 x 0.88)

Low level wc, vanity unit with inset wash basin, storage cabinets, wood effect LVT flooring, frosted double glazed window to side aspect.

### Lounge

15'5" x 13'1" (4.72 x 4.00)

Attractive ornate fireplace with a stunning oak fire surround and inset cast iron multi fuel room heater, wood effect LVT flooring, two radiators, tv point, picture rail, sliding double glazed patio doors to:

### Games Room/Sitting Room

22'3" x 17'0" (6.80 x 5.20)

Superb flexible room with a fantastic raised vaulted skylight ceiling, double glazed window to side, three vertical radiators, tv point, wood effect LVT flooring. This room has been designed to allow headroom for a golf simulator. Door to garden room and access to:

### Kitchen

15'5" x 8'1" (4.72 x 2.48)

Quality white gloss finish Howdens kitchen which has been carefully planned to utilise space with a range of wall and matching base units with solid wood work surfaces over and coloured glass splashback upstands, corner pull out storage, ceramic hob with stainless steel extractor hood over, built in double electric oven and adjacent microwave, under surface lighting, wood effect LVT flooring, recessed spot lights, integrated dishwasher and washing machine, cupboard housing the oil boiler, 2 built in full height 60/40 fridge freezers, built in tumble dryer, one and a half bowl cast sink with mixer tap, vertical radiator, wine store.

### Garden Room

17'4" x 12'3" (5.29 x 3.74)

Stunning garden room of brick and double glazed construction with pitched glass roof, cast iron multi fuel room heater, wood effect LVT flooring, wall lights, two sets of double glazed French doors on to the rear garden.

### Dining Room/Bedroom 4

15'5" x 7'10" (4.72 x 2.40)

Double glazed window to front aspect, radiator, wood effect LVT flooring.

### First Floor Split Level Landing

Velux double glazed sky light, built in eaves storage cupboard and adjacent built in airing cupboard housing the hot water heater, wood effect LVT flooring, doors leading off to:







#### Bedroom 1

17'8" x 8'7" minimum (5.40 x 2.62 minimum)

Double aspect room with double glazed windows to front and rear, radiator, wood effect LVT flooring.

#### Bedroom 2

15'6" x 9'4" (4.74 x 2.86)

Double glazed window to rear aspect, radiator, wood effect LVT flooring.

#### Bedroom 3

15'2" x 8'0" (4.64 x 2.44)

Double glazed window to front aspect, radiator, wood effect LVT flooring.

#### Bathroom

White four piece suite with a corner bath, corner shower cubicle with electric shower fitting, low level wc, pedestal wash basin, wood effect LVT flooring, radiator, Velux double glazed skylight to side aspect.

#### Outside

To the front of the property is a shingled driveway with parking for 3 vehicles. A gated access leads in to the front courtyard area and a gate to the rear. The rear garden has been designed for low maintenance and faces a southerly direction with areas of block pavior and paved terrace with an artificial grassed inlay for a golfers putting green. Towards the rear of the garden are various useful outbuildings including a 4.8m x 2.8m large workshop with an additional 2.9m x 2.4m store to the rear, a covered area with hot tub which is included in the price and a 6m x 4m log cabin. At the very end of the garden is an additional dry storage area.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage

#### Council Tax

Great Yarmouth Borough Council - Band 'D'

#### 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 First School and Eastern Counties bus services operate links to Great Yarmouth and Norwich.

#### Directions

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 onto the A1064 Main Road continue into Filby and towards the far side of the village. The property can be found just beyond the left hand turning in to Thrigby Road.



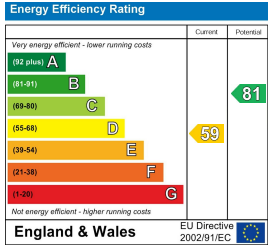
Floor Plan



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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