

FLEET HOUSE

Aldreds
Estate Agents



Orchard Broad House & Fleet House, Silver Street
Fleggburgh, Great Yarmouth NR29 3DB

£1,300,000



ORCHARD BROAD HOUSE



Silver Street

Fleggburgh, Great Yarmouth, NR29 3DB

- Highly Individual Architect Designed Residence With Adjoining Five Bedroom Cottage
- Two Main Bedrooms With En-Suites
- Lounge, Dining Hall & Study
- Large Double Garage & Sweeping Driveway
- Ideal Annexe Space For Dual Occupation Or Investment Purposes
- Stunning Idyllic Location Surrounded By Farmland
- Four Bedrooms In Total
- Bespoke Kitchen/Breakfast Room
- Superb Landscaped Gardens Of Approaching 1.4 Acres
- Viewing Highly Recommended

PRICE Guide £1,300,000- £1,350,000. Situated in an idyllic location surrounded by farmland, Aldreds are pleased to offer this highly individual architect designed detached residence with a stunning southerly facing aspect and the added benefit of an adjoining five bedroom 1867 built cottage providing an ideal space for dual occupation or as an investment property. This superb main residence has been carefully designed to maximise space and provide privacy from any room in the property. On the ground floor an entrance porch leads to the entrance dining hall with central feature staircase and full height window maximising the views down the garden, beyond is the main reception room and a bespoke fitted kitchen/breakfast room, separate utility room, shower room and study. The fantastic galleried landing also takes advantage of the stunning views and provides access off to the two main bedrooms both with built in wardrobes and en-suite facilities, two further bedrooms and a quality family bathroom. Outside a sweeping drive with turning area leads to the double garage. At the rear there are large landscaped gardens of just under 1.5 acres with a feature pond and large suntrap terrace. The remainder of the gardens are lawned and screened by hedging with a summerhouse at the bottom of the garden. The property also benefits from underfloor oil central heating throughout, aluminium framed double glazed windows, air circulatory system and vacuum system. The attached cottage has been renovated to a high standard with a superb kitchen/dining room, lounge with feature fireplace, sitting room, hall/snug, cloakroom, utility room with five bedrooms, en-suite shower room and family bathroom on the first floor. This delightful multi functional property requires an early viewing to fully appreciate the space on offer.



Entrance Porch

Feature entrance with glass front and vaulted ceiling, part double glazed entrance door, slate clad walls, courtesy light, tiled flooring, internal door to:

Reception/Dining Hall

Irregular shaped room with a stunning feature central open tread staircase with glass panels leading to the first floor, beyond a full height feature aluminium framed double glazed window overlooking the rear garden, limestone tiled flooring with underfloor heating, doors leading off to:

Lounge 16'7" x 13'3" minimum (5.05 x 4.04 minimum)

Irregular shaped room with aluminium framed double glazed windows on to the rear garden, fitted carpet with under floor heating, recess with living flame LPG remote controlled fire, wall mount tv point, recessed spot lights.

Kitchen/Breakfast Room

Bespoke kitchen designed by Norfolk Manufacturing with a mix of wooden base units with Corian worktops and black gloss pop out storage cupboards, feature island breakfast bar unit, inset double bowl stainless steel sink units with mixer tap, recess housing the Lacanche LPG range cooker with stainless steel splashback panel and extractor hood over, integrated dishwasher and fridge, upstands, recessed spot lighting, riven Welsh slate finish tiled flooring with under floor heating, aluminium double glazed windows to front/side and French doors to rear terrace.

Shower Room 9'5" x 4'2" (2.87 x 1.27)

Limestone tiled walls and flooring with shower area with floor drain and mains fed shower fitting, low level wc, vanity unit with wash basin, chrome towel rail/radiator, mirror panel and lighting, extractor fan, underfloor heating, smoked glass aluminium double glazed window to rear.



Utility Room 12'2" maximum x 9'5" (3.71 maximum x 2.87)

Riven Welsh slate tiled flooring with under floor heating, single drainer stainless steel sink unit, space and plumbing for a washing machine, fitted storage cupboards, aluminium double glazed window to front aspect, part double glazed aluminium framed door to rear, door in to the double garage.

Study 12'0" x 10'8" (3.66 x 3.25)

Limestone tiled flooring with under floor heating, telephone point, fitted storage book shelving, full height aluminium double glazed window to rear.

First Floor Galleried Landing

Glass screened galleried landing with full height aluminium double glazed window to rear, maple flooring with under floor heating, built in storage cupboard, doors leading off to:

Bedroom 1

Plus to one wall black gloss built in wardrobe cupboards, aluminium framed double glazed window to front and French doors to a Juliet balcony providing stunning views, maple flooring with under floor heating, vaulted ceiling, wall mount tv point, door to:

En-Suite Bathroom

Luxury bathroom with a deep white bath with mixer tap, separate tiled shower cubicle with mains fed shower fitting, Amtico flooring with underfloor heating, attractive tiling to all walls, low level wc, black gloss vanity unit with counter top oval sink, aluminium framed double glazed window to front aspect.

Bedroom 2

Plus to one wall cream gloss built in wardrobe cupboards, aluminium framed double glazed window to side and French doors to a Juliet balcony providing stunning views, maple flooring with under floor heating, vaulted ceiling, wall mount tv point, door to:

En-Suite Shower Room

Double width tiled shower cubicle with mains fed shower fitting, corner low level wc, white gloss vanity unit with counter top circular bowl sink with mixer tap, Amtico flooring with underfloor heating, vaulted ceiling, aluminium framed double glazed window to side aspect.

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 continue past Broadland sports and Broad Farm Holiday park and turn left in to Ruggs Lane. Continue down Ruggs Lane and on in to Silver Street where the property can be found on the left hand side.



Bedroom 3 14'5" x 8'2" (4.39 x 2.49)

Including cream gloss fronted fitted wardrobes, maple flooring with under floor heating, vaulted ceiling, tv point, aluminium framed double glazed door on to a Juliet balcony.

Bedroom 4 10'7" x 8'2" (3.23 x 2.49)

Maple flooring with under floor heating, tv point, vaulted ceiling, aluminium framed double glazed doors on to a Juliet Balcony.

Family Bathroom 10'1" x 8'2" (3.07 x 2.49)

Luxury suite comprising stand alone white deep oval bath with mixer tap, low level wc, corner cream gloss vanity unit with surface mounted oval bowl sink with mixer tap and mirrored panel over, Amtico flooring with under floor heating, vaulted ceiling, smoked glass aluminium framed double glazed window to front aspect, built in airing cupboard housing the pressurised hot water cylinder.

Outside

The property sits in an idyllic setting with a sweeping block pavior set driveway providing access to the property with parking for several vehicles and a turning area. There is access to the attached double garage 5.34m x 5.53m with pitched roof, twin up and over doors, power and lighting, oil boiler, water softener system and centralised vacuum system which links to the main house. A gated access leads in to the rear garden which has been landscaped and designed to provide a superb entertaining space with huge sun terrace with lower level pond. The remainder of the gardens have been lawned and screened by hedging to the majority of the boundaries. At the bottom of the garden is a large summerhouse/workshop which requires further finishing work. In total the grounds are approaching 1.4 acres (stms).

Agents Note

Adjacent to the property and attached to the garage block is a large cottage which is being sold in conjunction with Fleet House with the accommodation shown beyond.

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Entrance Hall

Entrance door, wood effect vinyl flooring, radiator, recessed spot lights, doors leading off to:

Cloakroom

New white suite with low level wc, vanity unit with inset wash basin, wood effect vinyl flooring, radiator, frosted double glazed window to front aspect, extractor fan.

Utility Room 7'10" x 6'6" (2.41 x 2.00)

Re-fitted with cream shaker style wood grain units with base units with wood effect worksurface over and single drainer stainless steel sink unit, full height storage unit, radiator, double glazed window to side aspect, extractor fan, radiator, space for an American style fridge/freezer.

Kitchen/Dining Room

Dining Area 13'0" x 8'8" (3.97 x 2.66)

Attractive pament style flooring, double glazed window to front aspect, recessed spot lighting, built in airing cupboard housing the pressurised hot water cylinder, open access to:

Kitchen Area 14'3" x 9'4" (4.36 x 2.87)

Superb new cottage style kitchen with cream shaker style wall and matching base units with wood effect work surfaces over, single drainer white ceramic sink unit with mixer tap, integrated fridge and dishwasher, recess with electric Rangemaster cooking range with built in double width extractor over, part tiled walls, matching pament style flooring, breakfast bar seating area, vertical modern radiator, double glazed window to front aspect, recessed spot lights, door in to:

Storage Room 7'11" x 3'2" (2.43 x 0.97)

Ideal space for a further utility area with pament style flooring, frosted double glazed window to front aspect.

Large Inner Hall/Snug 12'8" x 11'8" (3.88 x 3.56)

Pament style flooring, double glazed window to front aspect, part double glazed pvc rear entrance door, radiator, uplighters, stairs to first floor, doors leading off to:

Sitting Room/Bedroom 6 11'1" x 10'6" (3.38 x 3.21)

Ideal further reception room or could be used as a ground floor bedroom. Double glazed window to rear aspect, fitted carpet, tv point, radiator, recessed spot lights.

Lounge 14'7" x 12'2" (4.46 x 3.71)

Including the feature red brick fireplace with concealed opening suitable for a wood burner etc, tv point, revealed brickwork and beams, recessed spot lighting, radiator, tv point, fitted carpet.

First Floor Galleried Landing

Fitted carpet, access to the loft space, doors leading off to:

Bedroom 1 14'7" x 12'1" (4.47 x 3.70)

Including the chimney breast and adjacent built in double wardrobe cupboards, radiator, fitted carpet, tv point, double glazed window overlooking the rear garden and surrounding countryside, door to:

En-Suite Shower Room 8'0" x 4'10" (2.44 x 1.48)

New suite with tiled walk in shower cubicle with mains fed shower fitting, wood effect vinyl flooring, modern vanity unit with inset wash basin, low level wc, chrome towel rail/radiator, extractor fan.

Bedroom 2 11'7" x 8'7" (3.54 x 2.63)

Double glazed window overlooking the rear garden and surrounding countryside, radiator, fitted carpet.

Bedroom 3 11'4" x 8'11" (3.47 x 2.74)

Double glazed window overlooking the rear garden and surrounding countryside, radiator, fitted carpet.

Bedroom 4 12'9" maximum x 11'3" maximum (3.91 maximum x 3.44 maximum)

L-shaped with double glazed window to front aspect providing views over the pond and surrounding countryside, radiator, fitted carpet.

Bedroom 5/Study 11'9" x 5'9" (3.59 x 1.77)

With some restricted headroom. Double glazed window to front aspect providing views over the pond and surrounding countryside, radiator, fitted carpet.

Family Bathroom

New luxury suite comprising of a walk in tiled shower cubicle with mains fed shower fitting, panel bath, low level wc, modern grey vanity unit with inset wash basin, part panelled/tiled walls, double glazed window to front aspect, extractor fan, wood effect vinyl flooring, radiator.

Outside

To the front of the property is a generous stone driveway providing parking for several vehicles and access to the open entrance porch. A picket style fence and gate to the side lead in to the rear garden which is mainly lawned, fully enclosed and faces a westerly direction.

Tenure

Both properties are Freehold

Services

Both properties have mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'F' for Fleet House and Band 'C' for Orchard Broad House

Location

Fleggburgh is a Broadland village approximately 7 miles north west of Great Yarmouth * Village Hall * Delivery service from Filby stores * Full Post Office service two mornings per week at the village hall * Leisure Centre with Swimming pool and squash courts * a Common adjoining Filby Broad * Primary School * School bus service taking older children to Acle * Eastern Counties bus services run links to Great Yarmouth and Norwich * Train services from Great Yarmouth and Acle link the main Railway Station at Norwich.

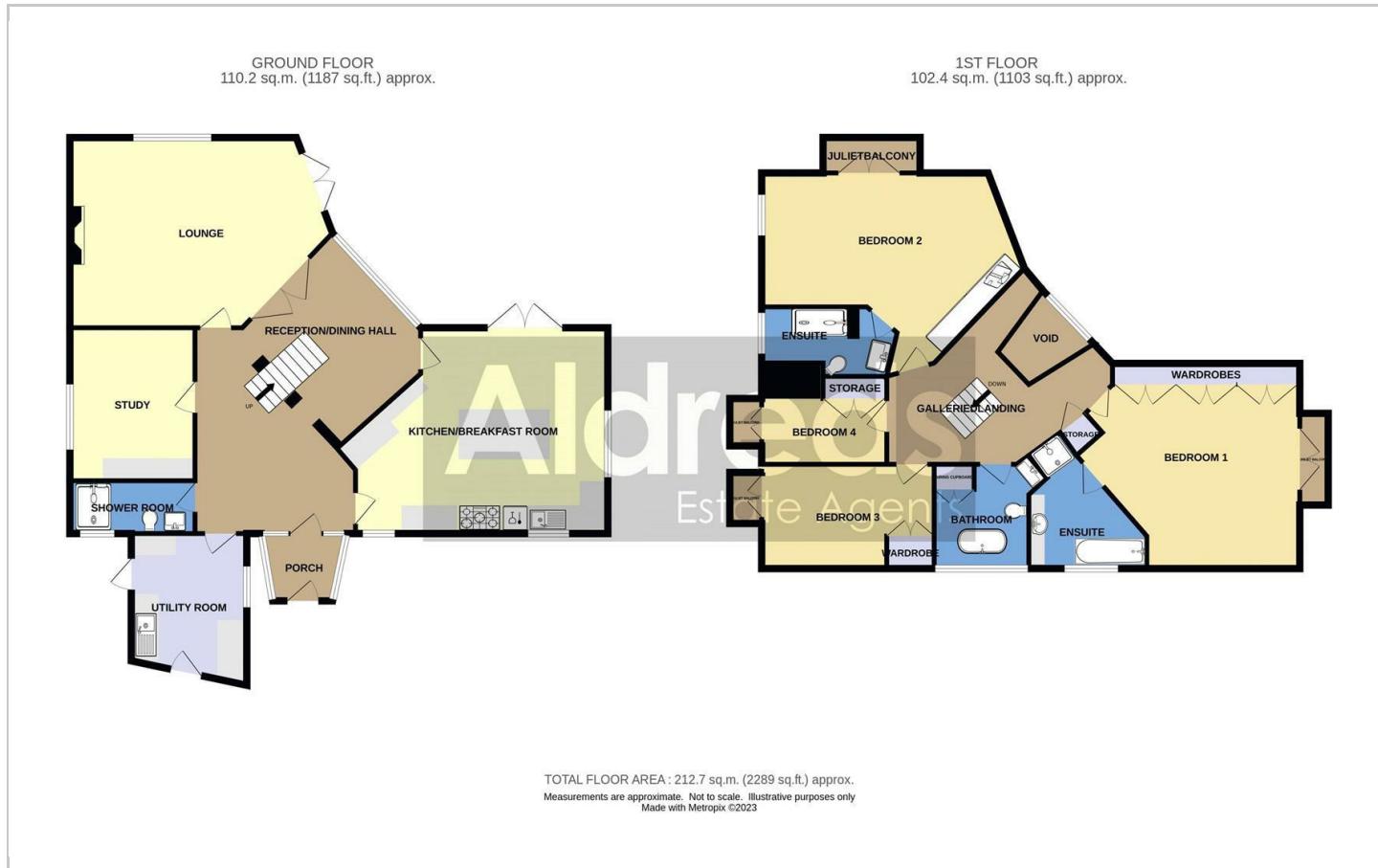
EPC Ratings

Orchard Broad House 'D' (56)

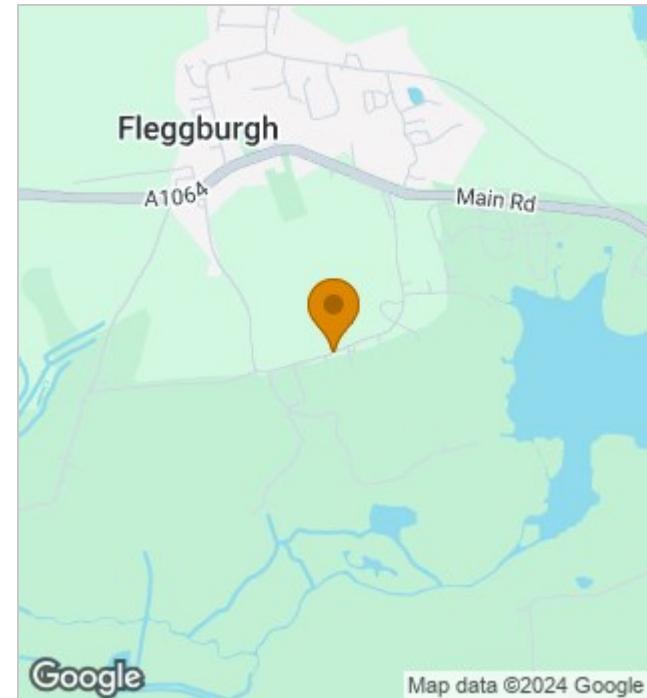
Fleet House 'C' (72)

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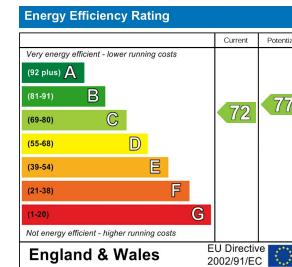
Floor Plans - FLEET HOUSE



Location Map



Energy Performance Graph - Fleet House



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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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA