



Plot 8 Autumn Close, Fleggburgh, Great Yarmouth, NR29 3FQ

£695,000





# Plot 8 Autumn Close

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- Impressive Brand New Bungalow
- Two En Suite Shower Rooms
- Underfloor Heating with Air Source Heat Pump
- Generous Garden with Wooded Backdrop
- Exclusive Development
- Four Bedrooms
- Generous 10m Open Plan Living/Dining/Kitchen Area
- Flooring Included
- Spacious Driveway and Double Garage
- Planning Permission in place for Side Extension

Aldreds are delighted to offer this exceptional, spacious four bedroom detached bungalow, on this exclusive development in the popular village of Fleggburgh. This impressive bungalow offers accommodation including a spacious entrance hall with roof lantern light, a 10m long open plan living/dining/kitchen area backing onto the rear garden, four double bedrooms including two en-suite shower rooms, utility room and family bathroom. Planning permission has also be granted for a side extension to offer another living space.

The property offers under floor heating via an air source heat pump and is sold with floor coverings included. A particular feature of this property is the generous plot of approximately 0.4 acre (subject to measured survey) is the generous rear garden backing onto a lovely wooded backdrop. Internal viewing is highly recommend to appreciate this wonderful bungalow which is now ready to move in!



## Entrance Hall

Part glazed entrance door with glazed side panels, built-in cloaks cupboard, lantern roof light, door giving access to double garage, doors leading off;

## Open Plan Kitchen/Dining/Living Space 33'5" x 15'8" reducing to 13'8" (10.19m x 4.79m reducing to 4.19m)

A tremendous open plan space to the rear of the property overlooking the back garden, accessed via double doors from hallway with a feature central lantern roof light, double doors to garden, windows to side and rear aspects, fully fitted kitchen and appliances. A wood burning stove in the living area as an optional extra.

## Master Bedroom 19'8" x 16'3" at max (5.99 x 4.95 at max)

Window to front aspect, built-in wardrobe, door giving access to;

## En-Suite Shower Room

Half tiled room with obscure glazed window to side aspect, low level w.c., hand wash basin, shower cubicle.



## 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 then follow the left hand bend at the junction with Tower Road and proceed a short way along, passing Tretts Lane on the right where Autumn Close can be found, under construction on the right hand side, located by our FOR SALE board.

**Bedroom 2 13'5" reducing to 12'0" x 12'7" (4.1m reducing to 3.66m x 3.86m)**

Window to side aspect.

## En Suite Shower Room

Half tiled room with obscure glazed window to side aspect, low level w.c., hand wash basin, shower cubicle.

**Bedroom 3 13'1" x 9'10" (3.99 x 3.00)**

Window to side aspect.

**Bedroom 4 9'10" x 13'1" (3.00 x 3.99)**

Window to side aspect.

## Bathroom

Half tiled room with obscure glazed window to side, panelled bath, pedestal hand wash basin, low level w.c., shower cubicle.

**Utility Room 13'5" x 7'3" (4.09 x 2.21)**

Part glazed door to side, a range of fitted units with sink drainer, plumbing for washing machine.

**Garage 19'8" x 20'11" (5.99 x 6.38)**

With an electrically operated up and over door.



## Tenure

Freehold

## Services

Mains water, electric & Drainage

## 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 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.

## Planning Permission

Planning Permission was granted on 3rd October 2025 for a side extension to create a seperate living space, adjacent to the exisiting open plan living area. The developers would be pleased to discuss the potential build of this with any prospective buyers.

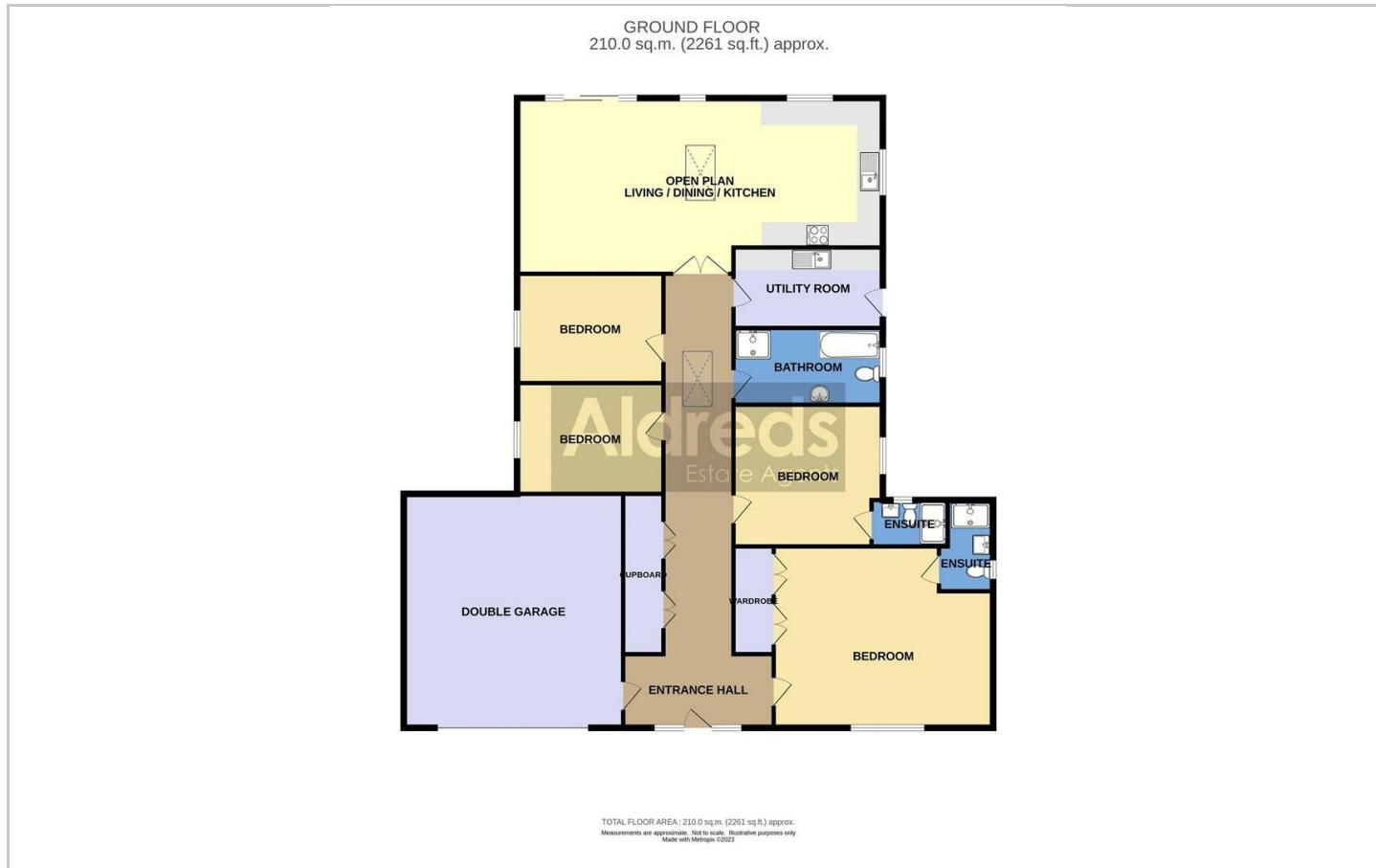
Further information can be found on the Great Yarmouth Borough Council Planning Portal under a search reference of 06/25/0629/HH or by contacting our Broadland Stalham office team 01692 581089

## Reference

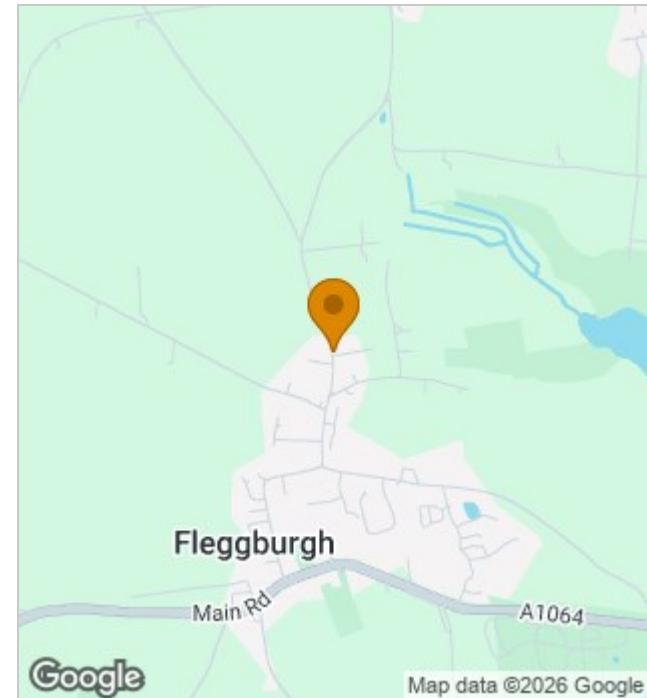
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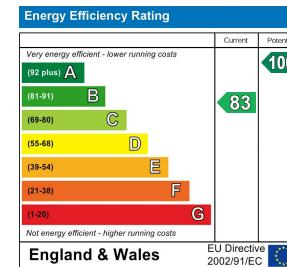
## Floor Plans



## 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.

### Disclaimer

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