

**Aldreds**  
Estate Agents



8 Autumn Close, Fleggburgh, NR29 3FQ

£695,000



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£695,000

# 8 Autumn Close

Fleggburgh, Great Yarmouth, NR29 3FQ

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

A wonderful, brand new four bedroom detached bungalow, now completed and ready for immediate occupation. This stunning home is located on an exclusive development of only bungalows in the popular village of Fleggburgh. The impressive accommodation includes a large entrance hall running the length of the property with a roof lantern light, a double aspect 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 been 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 the property is the generous lawned garden backing onto a lovely wooded backdrop. There is also a generous driveway and integral double garage. Internal viewing is highly recommended to appreciate this stunning bungalow, located in a desirable rural village location.



## Entrance Hall

An impressive hallway leading the length of the building with a built-in double 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 wonderful open plan space to the rear of the property overlooking and leading to the back garden via sliding double doors to the patio, glazed double doors from hallway with a feature central lantern roof light flooding the room with light, windows to side and rear aspects, fully fitted kitchen and appliances. A wood burning stove in the living area is 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.

## 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, and fitted bathroom furniture housing 'His & Hers' hand wash basins and low level w.c., large shower enclosure with fixed screen, heated towel rail.

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

Part glazed door to side, a range of fitted units with stainless steel 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.

### Garden

A generous garden, laid to lawn and offering a delightful wooded backdrop, adjacent to farmland in a peaceful location.

### Directions

On arriving in the village of Fleggburgh on the Acle Road, turn left just before the Kings Arms Resturant & Public House into Town Road. Continue, 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 on the right hand side, located by our FOR SALE board.



### Planning Permission

Planning Permission was granted on 3rd October 2025 for a side extension to create a separate living space, adjacent to the existing 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

### Tenure

Freehold

### Services

Mains water, electric & Drainage. Full fibre Broadband to the property.

### Council Tax

GYBC. We understand the the property will be 'E' Banded

### Location

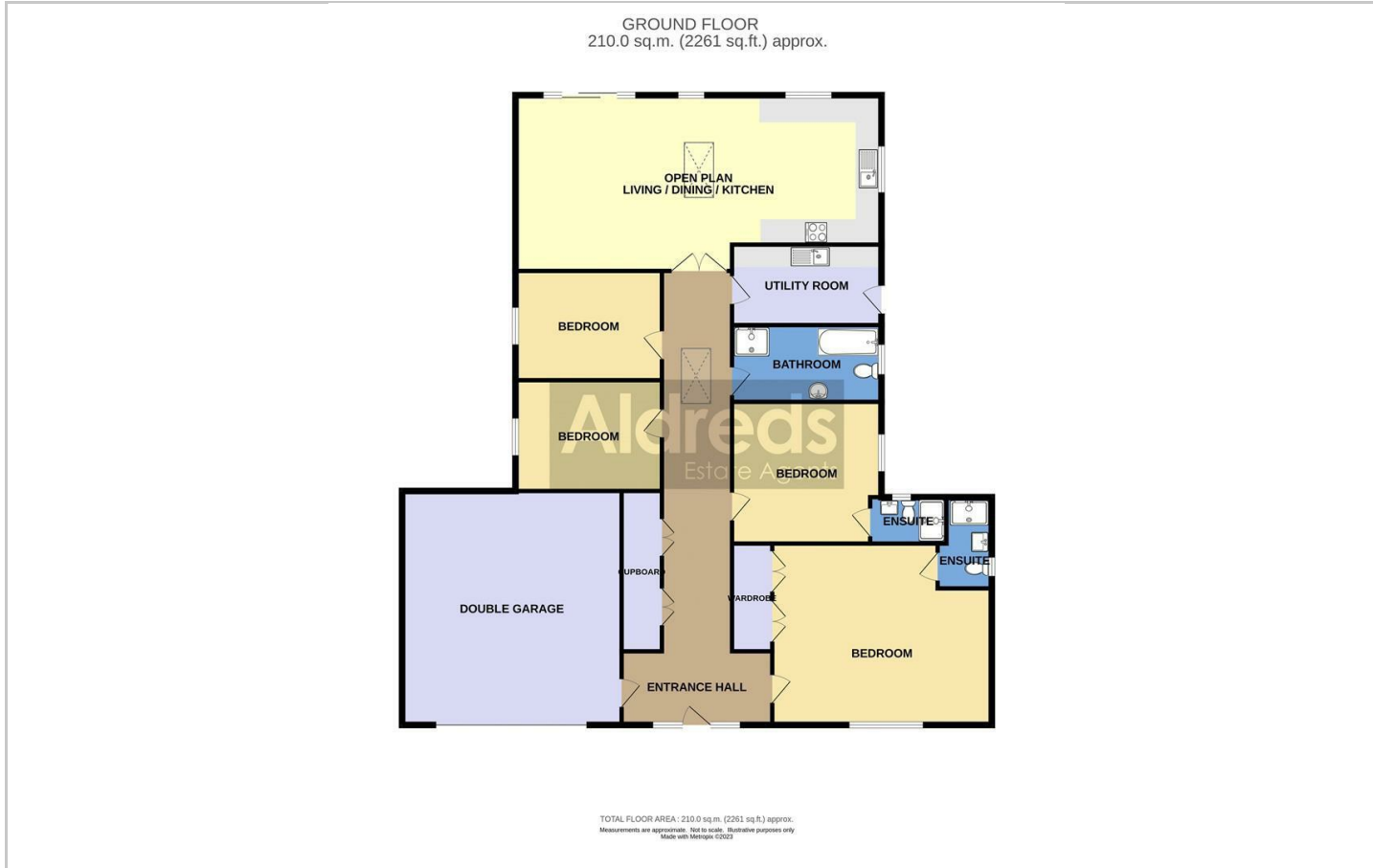
Fleggburgh is an attractive Broadland village approximately 7 miles north west of Great Yarmouth and close to the beautiful Norfolk Broads and nature reserves with a village hall offering a Post Office service Monday mornings and recreation ground, doctors surgery, delivery service from Filby Stores & Post Office which is open 6am - 9pm seven days a week, 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.

### Reference

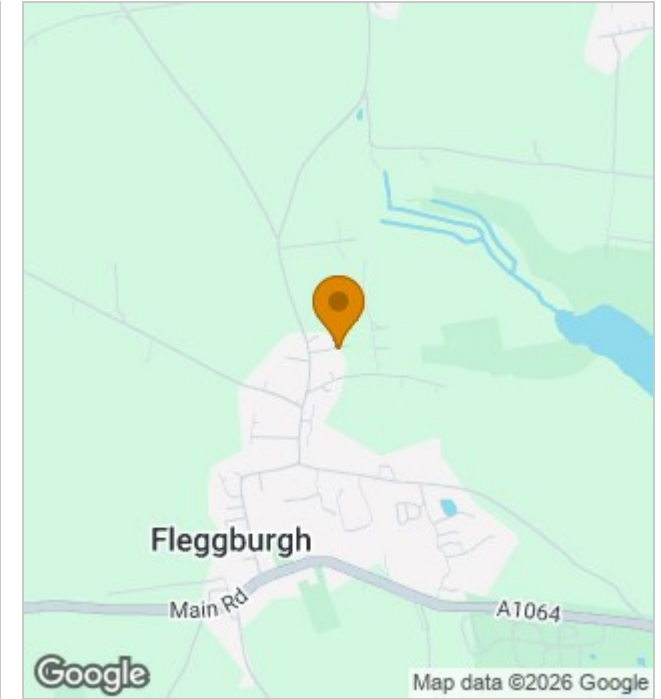
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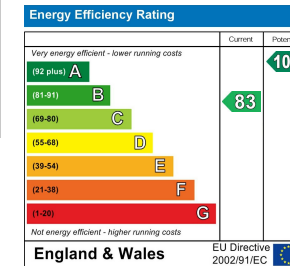
## Floor Plans



## 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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