

FRONT ELEVATION

Plot 7 Autumn Close

Fleggburgh, NR29 3FQ

£739,500



## Plot 7 Autumn Close

Fleggburgh, Great Yarmouth, NR29 3FQ

NEW PLOT RELEASE! With construction now commencing, Aldreds are pleased to offer another hugely spacious, four bedroom detached bungalow, forming part of this exclusive development of bungalows in a lovely rural location on the edge of the attractive village of Fleggburgh. This well designed property will offer a high level of specification throughout including underfloor heating via an air source heat pump and a fully fitted kitchen with appliances and Anthracite Grey uPVC windows. The property will offer accommodation including an entrance hall, a spacious kitchen / dining room, lounge, utility room and four bedrooms including a master en suite and family bathroom. Outside will be a pleasant, generous garden with driveway parking and an adjoining double garage. Early enquiries are welcomed as construction continues, to appreciate this attractive new build property on this wonderful rural development.

### Entrance Hall

Built in cupboard, doors leading off:-

### Kitchen / Dining Room

19'8" x 15'8" (6m x 4.8m)

A wonderfully spacious room with a range of fitted units with integrated appliances, (buyer choice available at an early stage with specification to an agreed PC sum) and French doors giving access to:

### Lounge

19'8" x 18'0" (6m x 5.5m)

A lovely double aspect room with two sets of fully glazed doors to side and rear aspects, opening onto the garden, power points, tv point.

### Utility Room

8'2" x 6'10" (2.5m x 2.1m)

Fitted units with sink, plumbing for washing machine, power points, door to garage.

### Master Bedroom

15'1" x 12'9" (4.6m x 3.9m)

Window to side aspect, walk-in wardrobe, power points, door to:-

### En Suite Shower Room

11'1" x 6'10" (3.4m x 2.1m)

Obscure glazed window to side aspect, low level WC, hand wash basin, shower, ventilation.

### Bedroom 2

13'1" x 12'5" (4m x 3.8m)

Window to rear aspect, power points.

### Bedroom 3

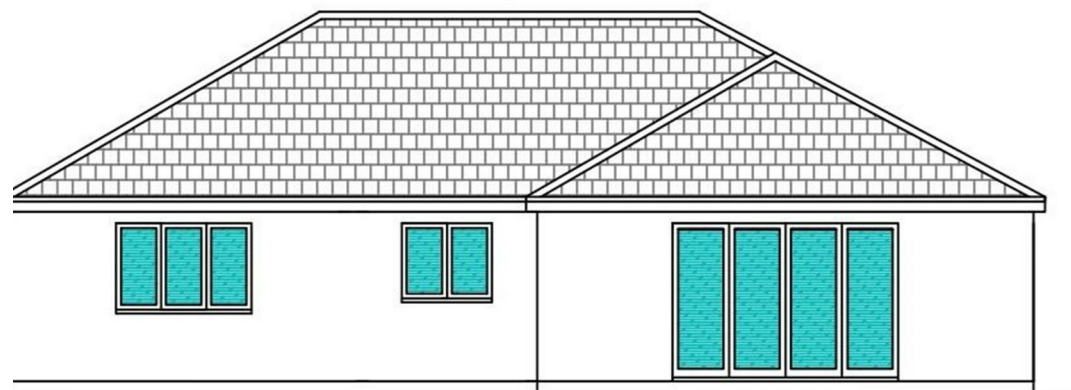
13'1" x 11'5" (4m x 3.5m)

Window to front aspect, power points.

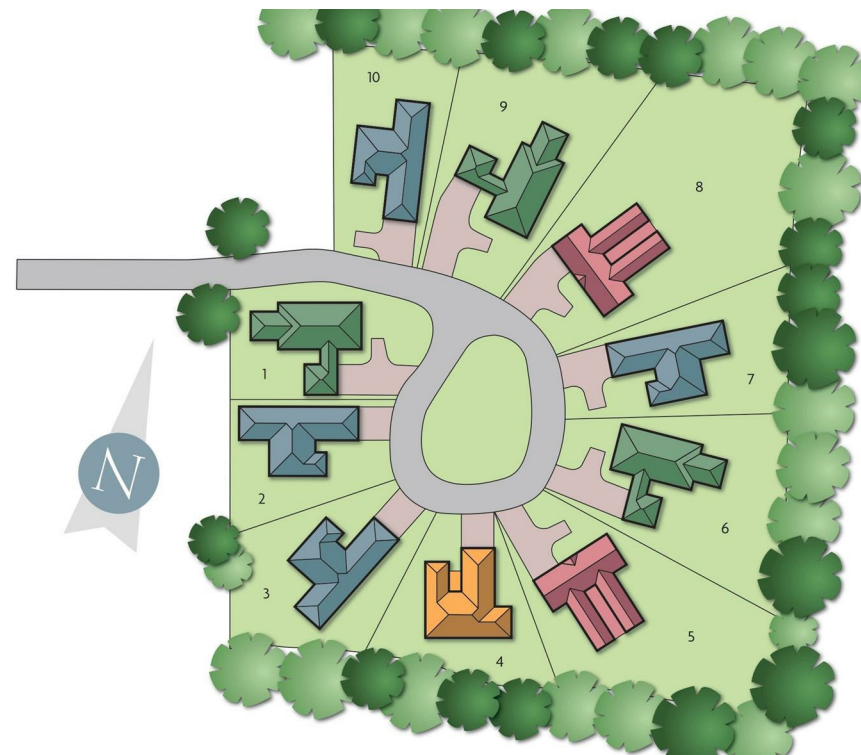
### Bedroom 4

13'1" x 10'5" (4m x 3.2m)

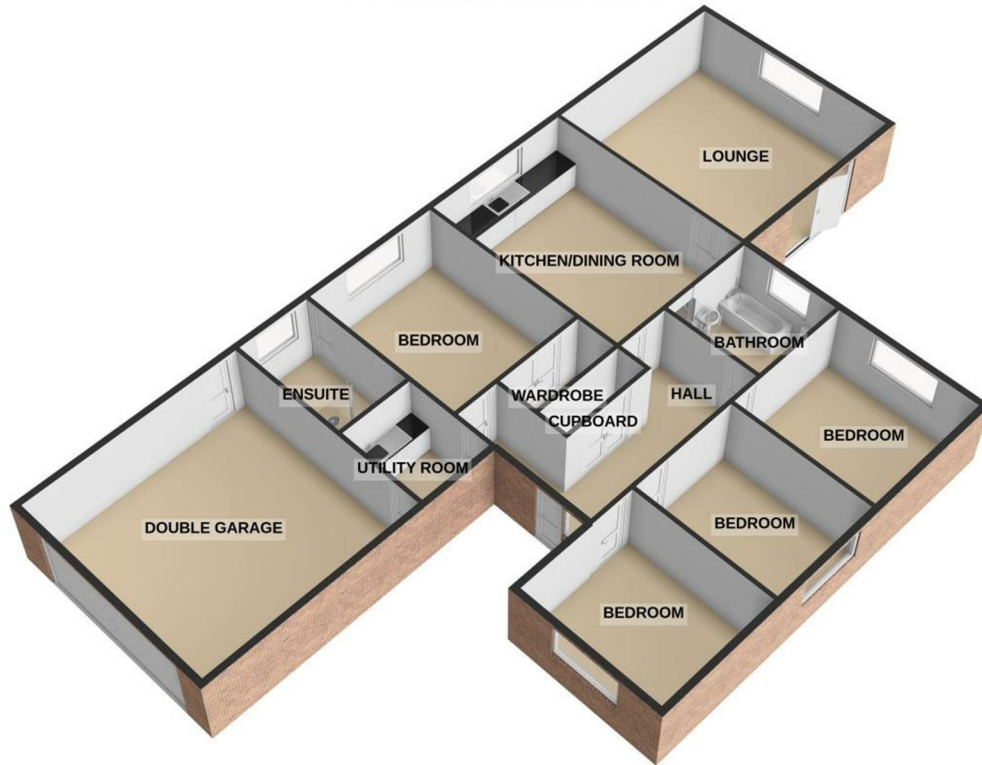
Window to side aspect, power points.



REAR ELEVATION



GROUND FLOOR  
196.2 sq.m. (2112 sq.ft.) approx.



TOTAL FLOOR AREA : 196.2 sq.m. (2112 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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REAR ELEVATION



**Bathroom**  
9'2" x 8'6" (2.8m x 2.6m)

Obscure glazed window to rear aspect, low level WC, hand wash basin, bath, shower.

### Outside

The property will be approached via a pea shingle driveway leading to the garage extending to the front of the property. The property offers a nicely enclosed garden which will be laid to lawn.

**Garage**  
19'8" x 19'8" (6m x 6m)

Double garage with front facing, automated sectional door, side service door, window to side aspect.

### Summary Information

This hugely spacious detached bungalow, currently under construction will be finished to a high standard throughout and benefit from under floor heating via an air source heat pump, Anthracite grey uPVC sealed unit double glazed windows and floor coverings included throughout with buyer choice, subject to a PC sum. Bathrooms will be tiled and at an early stage, buyer input is available on bathroom and kitchen styles, again subject to PC sums. PV Solar Panels are also an available optional extra.

### PLEASE NOTE

Specification is subject to change and alteration during the course of construction without notice. Prospective purchasers should satisfy themselves as to the agreed specification prior to purchase.

ALL MEASUREMENTS ARE SCALED FROM PLANS AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council. Rating to be confirmed

### 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 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.

**Predicted Energy Assessment (PEA)**

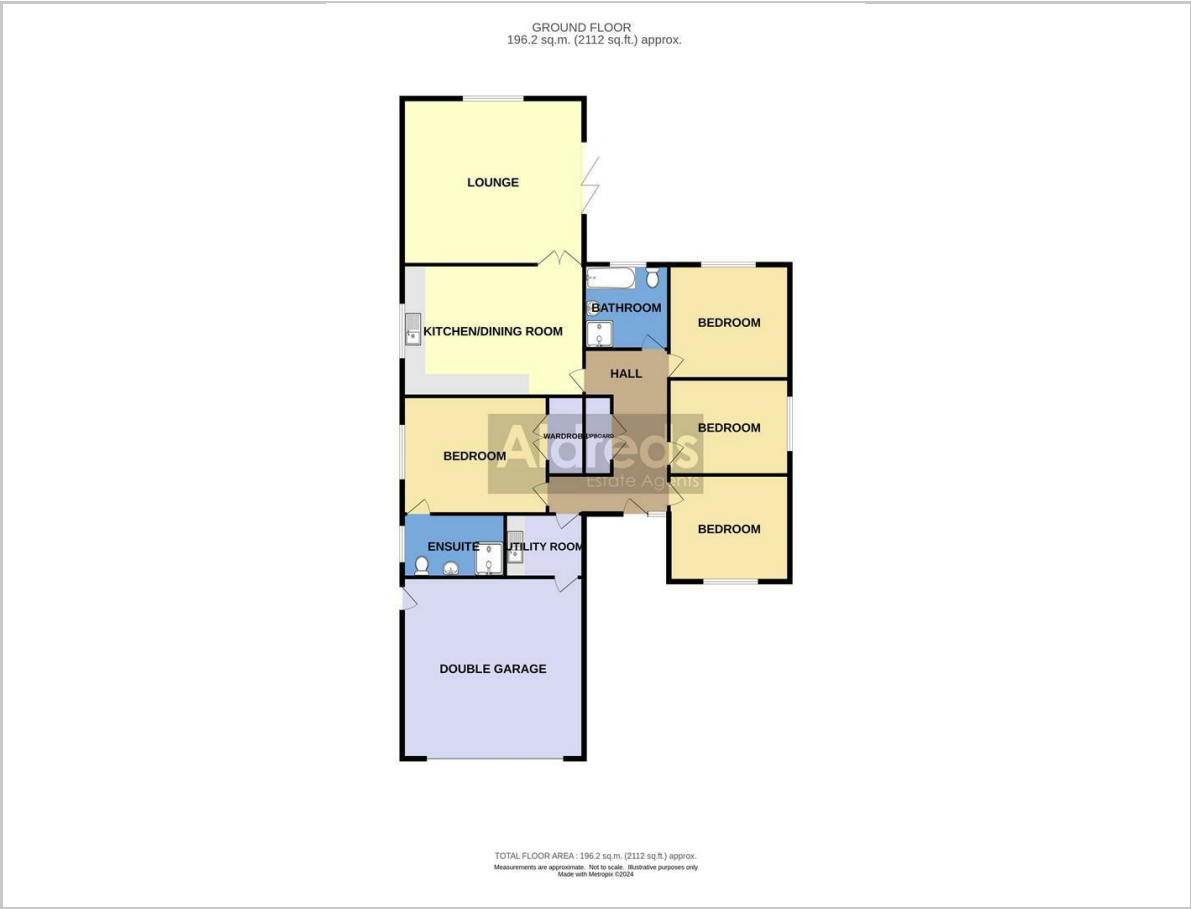
Rating: 'C'

### Reference

PJL/S9862



Floor Plan



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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Area Map



Energy Efficiency Graph

