



THRIGBY ROAD, FILBY  
£1,200,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







## THRIGBY ROAD, FILBY, NORFOLK NR29 3HJ

- A stunning waterside residence with accommodation extending to approximately 5,600 sq ft
- Gardens and grounds extending to approximately 1.25 acres
- Beautiful panoramic views out over Filby Broad
- 6 double bedrooms and 6 bathrooms/shower rooms
- 4 spacious reception rooms
- Double garage, workshop and parking for multiple vehicles
- Private and peaceful location

A stunning single storey waterside residence with spacious and versatile accommodation extending to approximately 5,600 sq ft, set in a picturesque, peaceful and private setting with spectacular far reaching views out over Filby Broad.

This impressive and immaculately presented family home consists of six double bedrooms served by six bathroom/shower rooms and a cloakroom, four generous reception rooms, three of which enjoy breathtaking views out over the grounds and beyond across Filby Broad.

At the heart of the property is the beautifully appointed kitchen/breakfast room with an extensive range of fitted units finished with granite worktops and complemented by a nearby utility room.

The private and well-tended grounds extend to approximately 1.25 acres with ample parking for multiple vehicles, double garage, large workshop and a number of storage sheds.

The majority of the garden extends to the rear of the property and are dominated by the striking views out over the broad. It is a haven for local wildlife and is a truly tranquil corner of the Norfolk Broads.

Greatly improved by the current owners, recent works have included the replacement of the bathrooms and shower rooms, newly laid carpet and Amtico flooring throughout, newly installed multi-fuel burner and LPG fireplace and complete redecoration inside and out.

This beautiful, spacious and flexible family home occupies an enviable location that combines privacy and tranquility with easy access to a wealth of nearby amenities.

An early viewing is strongly recommended.

## ACCOMMODATION

### Entrance Hall

Glazed double doors.

### Reception Hall

Spacious reception area with moulded cornices, ceiling rose, two radiators, built in cloaks cupboard.

### Cloakroom

Low level w/c, wash basin, heated towel rail, extractor fan, coved ceiling.

### Library: 24'7" x 16'9"

Extensive range of fitted shelving and bookcases, two ceiling roses, moulded cornices, pelmet lighting, bay window to front aspect, LPG fire, wall lights, double doors to reception hall and to:

### Living Room: 28'7" x 25'0"

Large sliding patio doors leading out to the rear garden providing stunning panoramic views. Two ceiling roses, moulded cornices, LPG fire with stone surround, wall light points, two radiators. Glazed double door to reception hall.

Sliding glazed doors to:

### Conservatory: 19'8" x 17'5"

Dual aspect with picturesque views, door out to rear garden.

### Dining Room: 20'0" x 17'9"

Large picture window to rear, moulded cornices, wall lights, multi-fuel burner with stone surround, two radiators, semi-open plan to:





### **Kitchen/Breakfast Room: 20'8" x 20'0"**

Picture window and glazed double doors leading out into the rear garden. Extensive range of wall and floor mounted units with recently fitted granite worktops, double sink unit and drainer, two island units, built in dishwasher, down lighters, pelmet lighting and under unit lighting. Coved ceiling.

### **Inner Hallway**

Built in linen cupboards, coved ceiling, downlighters, radiators.

### **Utility Room**

Door and bow window to front aspect. Sink unit and drainer, with cupboards under, radiator, coved ceiling, built in boiler cupboard and cupboards housing the hot water cylinder.

### **Master Bedroom: 21'4" x 15'6"**

Impressive bedroom suite with large sliding patio doors looking out over the grounds and the Broad beyond. Two radiators, wall lights, coved ceiling, ceiling rose.

### **Dressing Room: 8'6" x 7'7"**

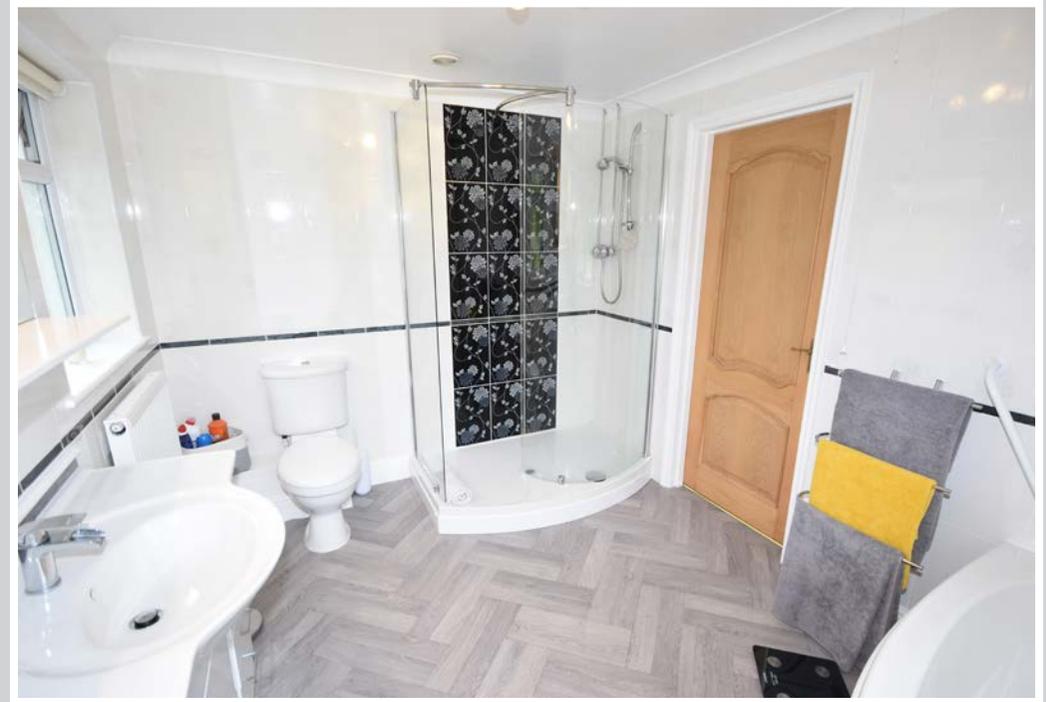
Coved ceiling, window to side, radiator.

### **En-Suite Bathroom**

An impressive five-piece bathroom with corner bath, double shower enclosure, twin vanity wash basins and a w/c. Twin fitted mirrors with downlighters, radiator, fully tiled walls, extractor fan.

### **Bedroom 2: 20'4" x 12'2"**

Window to side, coved ceiling, radiator.





### En-Suite Shower Room

W/c, hand basin, shower enclosure.

### Bedroom 3: 18'1" x 11'7"

Window to side, radiator, coved ceiling, wall lights.

### Bedroom 4: 16'5" x 11'6"

Window to side.

### Shower Room

Double shower enclosure, wash basin and w/c, partially tiled walls, extractor fan, radiator.

### Bedroom 5: 14'5" x 11'3"

Window to side, radiator, ceiling rose, wall lights.

### En-Suite Bathroom

Low level w/c, vanity wash basin, panelled bath with shower attachment and screen. Partially tiled walls, fitted mirror with light, radiator, window to front aspect.

### Shower Room

Shower enclosure, wash basin, w/c, heated towel rail, coved ceiling, window to front aspect.

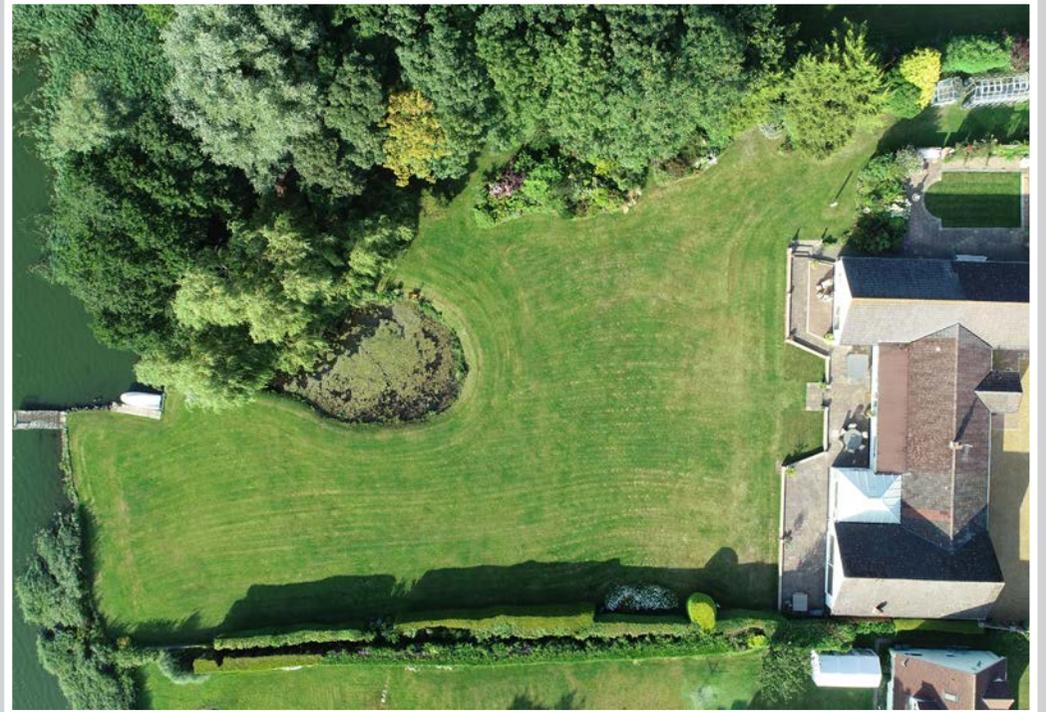
### Bedroom 6: 14'5" x 8'3"

Window to front aspect, radiator, coved ceiling.

### En-Suite Shower Room

Shower enclosure, vanity wash basin, w/c window to front aspect, heated towel rail, coved ceiling.





## OUTSIDE

The property is approached via a private roadway, double gates give access to a substantial gravelled driveway which provides parking for multiple vehicles and could easily accommodate a caravan/motorhome, boat/trailers etc. This in turn leads to a **Double Garage: 20'4" x 16'2"** with power, light and an electric up and over door, and built in storage. Door leading to:

### **Workshop: 19'0" x 15'9"**

With power, light and double doors.

Adjacent to the workshop is enclosed area housing three additional timber sheds and the oil tank. Just beyond this is a formal garden area laid to lawn, enclosed by a low brick wall, enclosed hedging and well-established flowers and shrubs which leads to an area housing two greenhouses.

The majority of the 1.25 acres extends to the rear of the property, making the most of the stunning views out over Filby Broad.

An extensive patio runs the entire length of the property providing the perfect vantage point from which to enjoy the private and picturesque setting.

The immaculately lawned garden runs down to the water's edge.

A large pond, fed by the Broad, provides another focus for the local bird life with a majestic willow tree providing cover and screening when needed.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, oil central heating

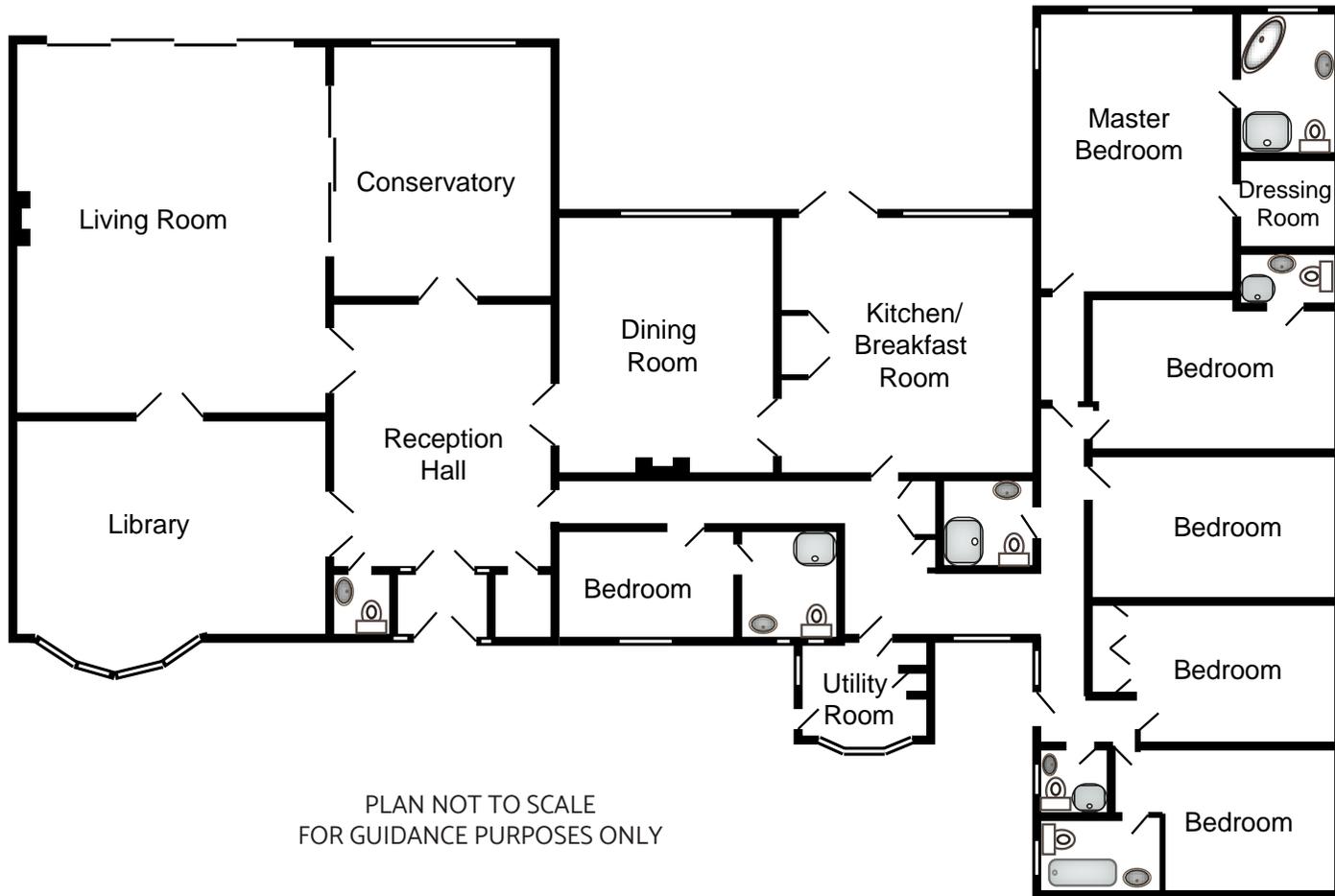
Access: Provided via a private roadway which is partially owned by this property and two of the neighbouring properties.

Broads Frontage: A section of the plot, as it meets the water, belongs to Northumbrian Water Ltd and is used under licence at a cost of £250,00 per annum.

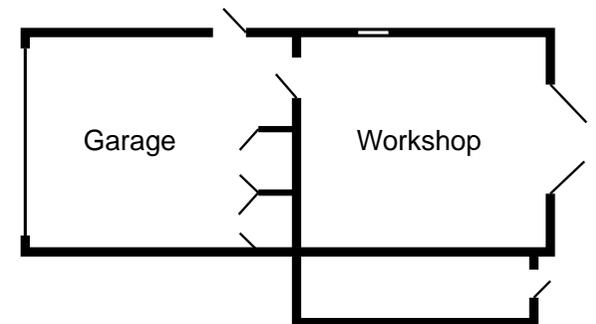
Filby Broad is one of the Trinity Broads, along with Ormesby Broad and Rollesby Broad, linked but land locked, so they are not connected to the rest of the Broads network. To further protect the local environment and eco system, access to the Broad is restricted and granted exclusively to a limited number of village residents, courtesy of permits awarded by the Parish Council. We are advised that a short waiting list is in operation.

This status ensures that Filby Broad benefits from a level of privacy, peace and tranquility that is rarely found elsewhere on the Norfolk Broads.





| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> |                         | 63        |
| (39-54)  | <b>E</b> | 50                      |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |



Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





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