



5 Archway Cottages Main Road, Filby  
£350,000

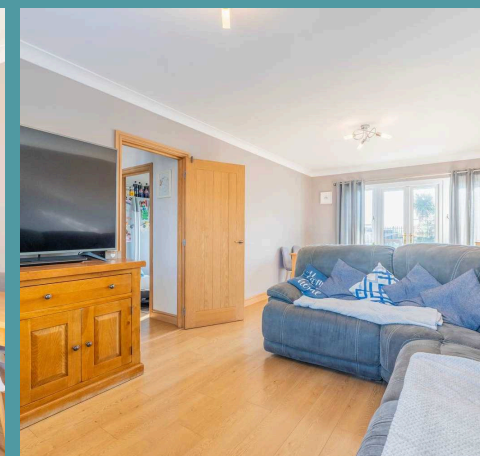
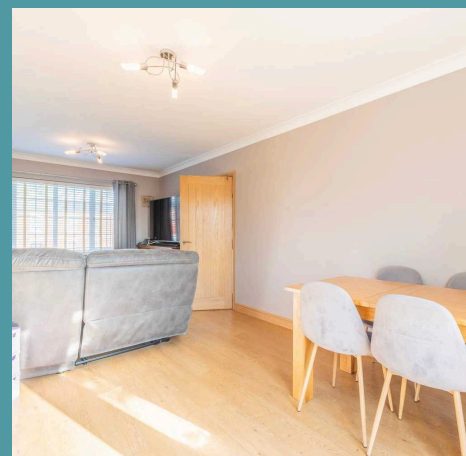
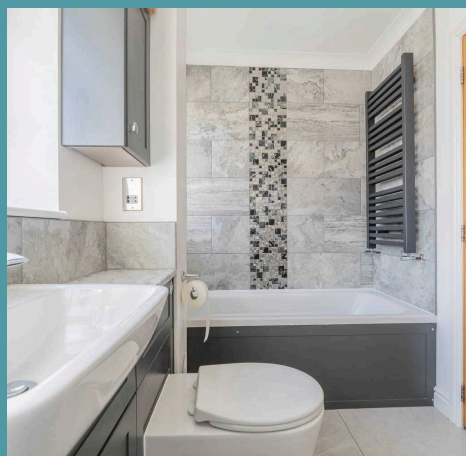
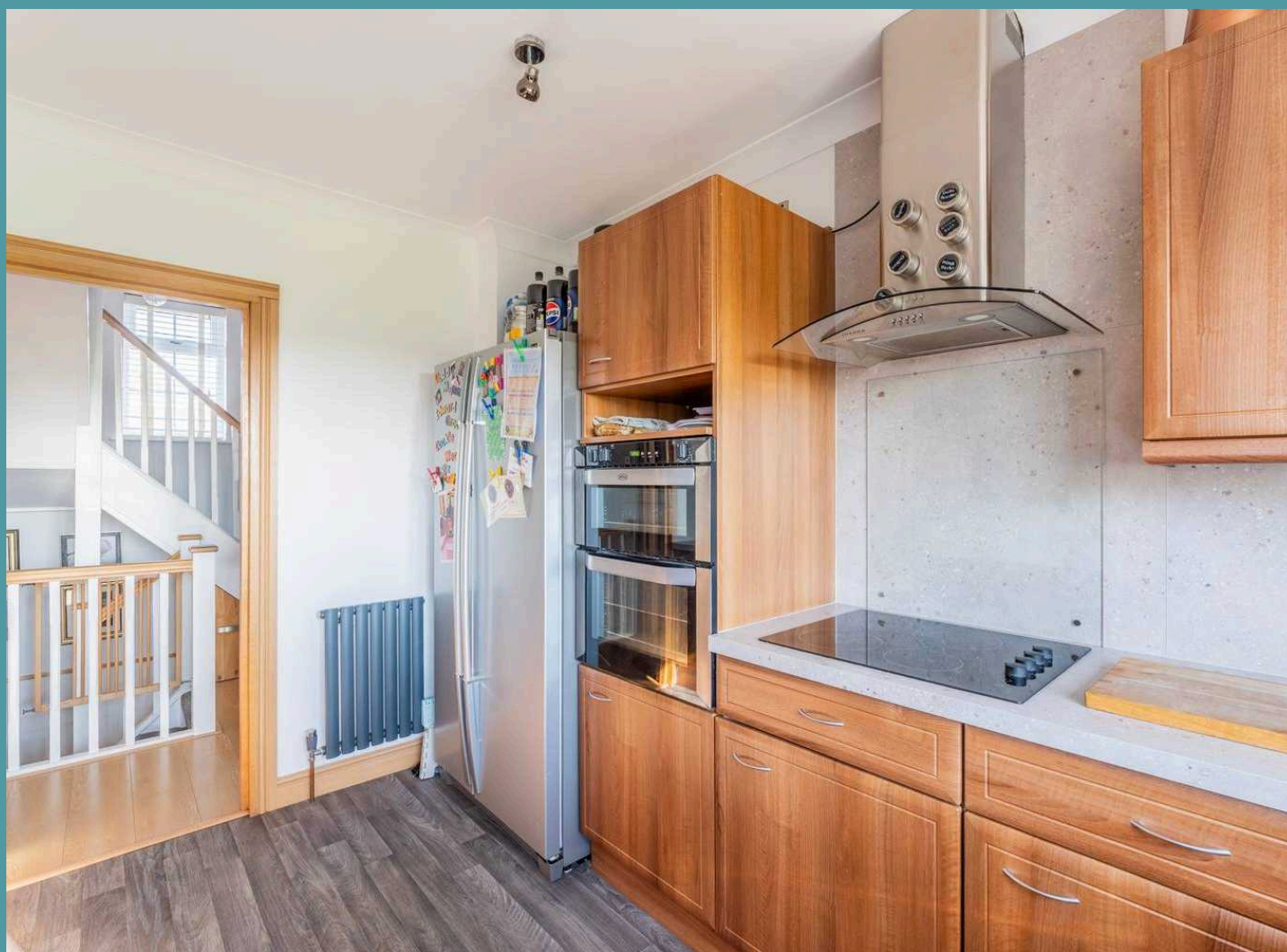
# 5 Archway Cottages Main Road

Filby, Great Yarmouth

This impressive three-storey semi-detached house is located in the charming village of Filby, just 5 miles from Great Yarmouth. The spacious layout includes a welcoming entrance hall, a generous 20ft lounge diner, and a well-appointed kitchen/breakfast room, perfect for modern living. The lower ground floor offers a study area, utility room, and cloakroom for added convenience. Upstairs, you'll find three bright double bedrooms and a family bathroom, along with a south-facing rear garden ideal for outdoor enjoyment. Additional features include off-road parking for four vehicles, an integral garage, and solar panels that generate extra income.

## The Location

Archway Cottages is ideally located on Main Road in the heart of Filby, a charming village renowned for its picturesque surroundings and vibrant community spirit, exemplified by events like Filby in Bloom, which celebrates the village's natural beauty. Nestled just 5 miles from the bustling town of Great Yarmouth, residents can enjoy a blend of village life and easy access to urban amenities. The beautiful Norfolk Broads are also within close proximity, approximately 3 miles away, offering endless opportunities for outdoor activities such as boating, hiking, and birdwatching. For families, the area is served by reputable schools, and local shops and eateries are just a short distance away, making daily conveniences easily accessible. Whether you're looking to explore the scenic countryside or enjoy coastal adventures, Filby provides a perfect base for all your lifestyle needs.



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### Archway Cottages

We are excited to present this impressive three-storey semi-detached house located in the charming village of Filby.

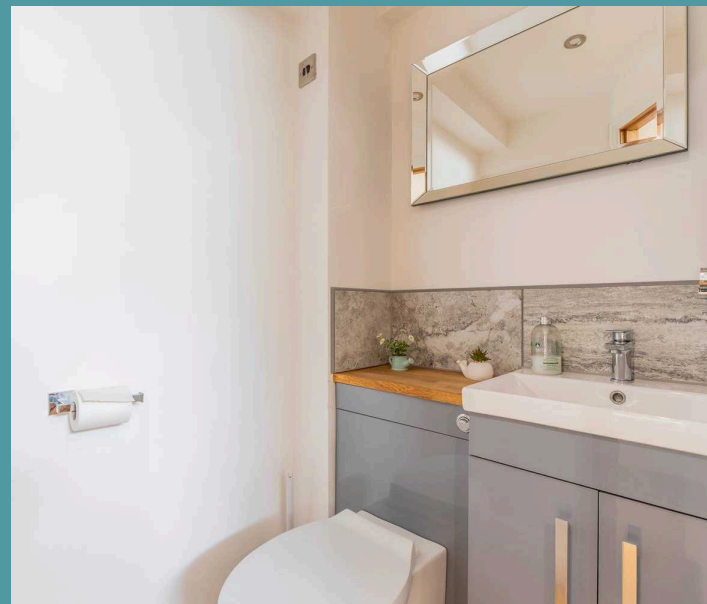
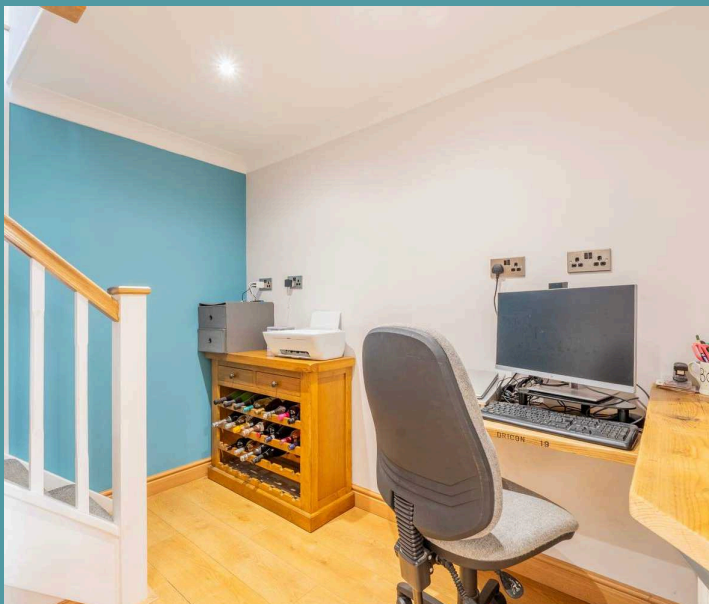
With a layout designed for modern living, the property features a welcoming entrance hall that leads to a generous 20ft lounge diner, perfect for entertaining or relaxing with family.

The well-appointed kitchen/breakfast room offers a delightful space for your culinary needs. The lower ground floor further elevates the living experience, offering a dedicated study area, a practical utility room, and a convenient cloakroom.

Upstairs, you will find three spacious double bedrooms, each providing ample natural light and comfort. The family bathroom is conveniently located on this level.

The house is equipped with UPVC double glazing and oil central heating, ensuring warmth and efficiency throughout the year.

Outside, you will appreciate the south-facing rear garden, a wonderful spot for outdoor living and recreation. For those interested, a swimming pool can be negotiated separately.





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Additional benefits include off-road parking for up to four vehicles and an integral garage with internal access, providing both security and convenience. The property is equipped with solar panels, generating an annual income of approximately £300 to £400, further enhancing its appeal.

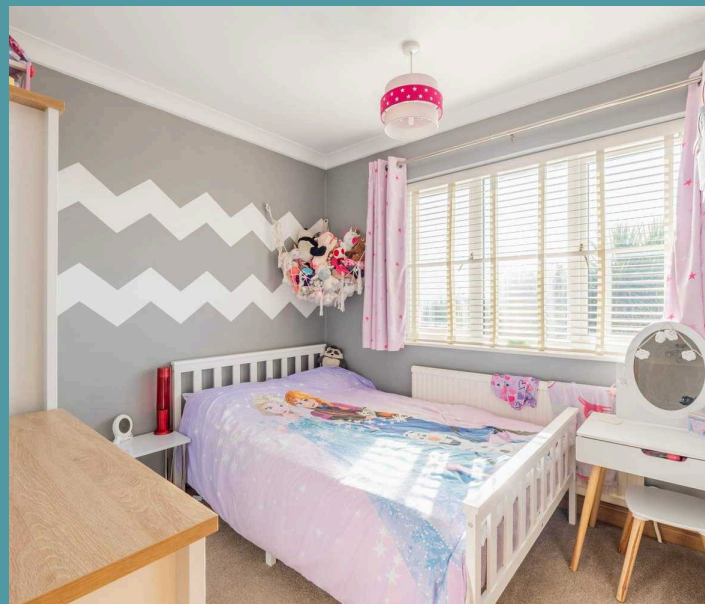
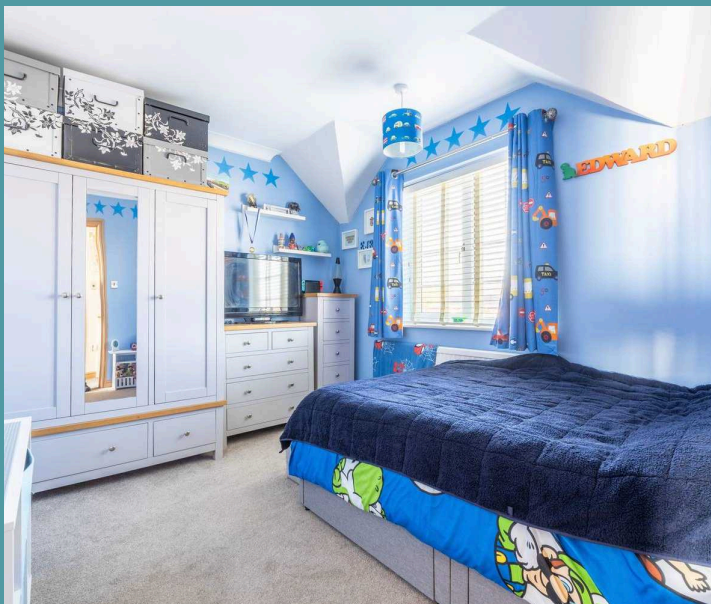
### Agents Note

Sold Freehold.

Connected to mains water, electricity and drainage.

Oil Fired Heating

Solar Panels - Extra Income (£300/£400 p/a)



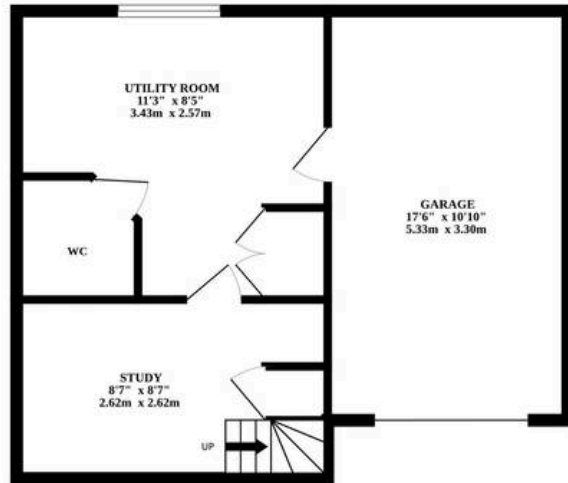
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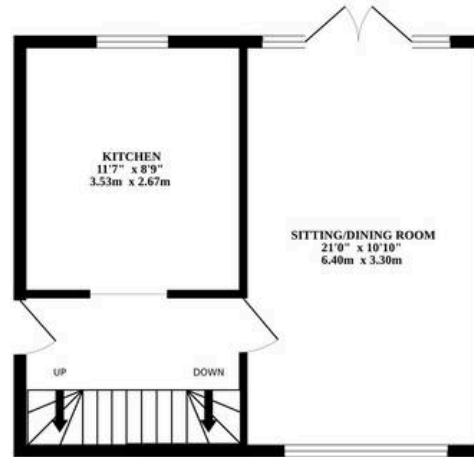
- Spacious three-storey semi-detached design offering ample living space for families and guests
- Generous 20ft lounge diner, perfect for entertaining or relaxing, featuring large windows that flood the room with natural light
- Lower ground floor includes a dedicated study area, ideal for remote work or studying, along with a practical utility room for laundry and household tasks
- Three bright double bedrooms upstairs, each offering generous space, comfortable layouts, and ample natural light for a restful environment
- Family bathroom located conveniently on the upper level, featuring modern fixtures
- Off-road parking for up to four vehicles, ensuring convenience and security for residents and visitors alike
- Solar panels installed to generate additional income, offering an eco-friendly solution while reducing energy costs throughout the year



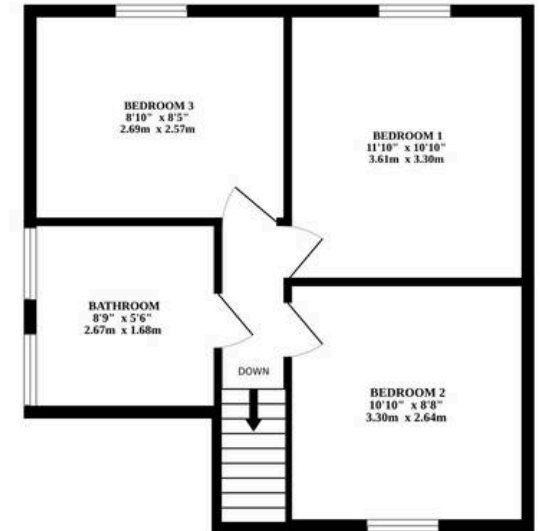
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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