



# 1 Mulberry Tree Close, Filby

Guide Price £550,000 - £575,000

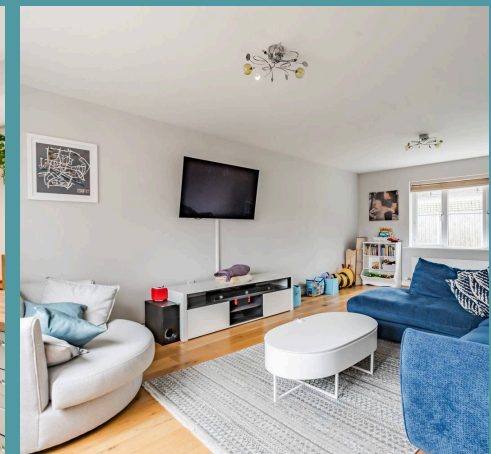
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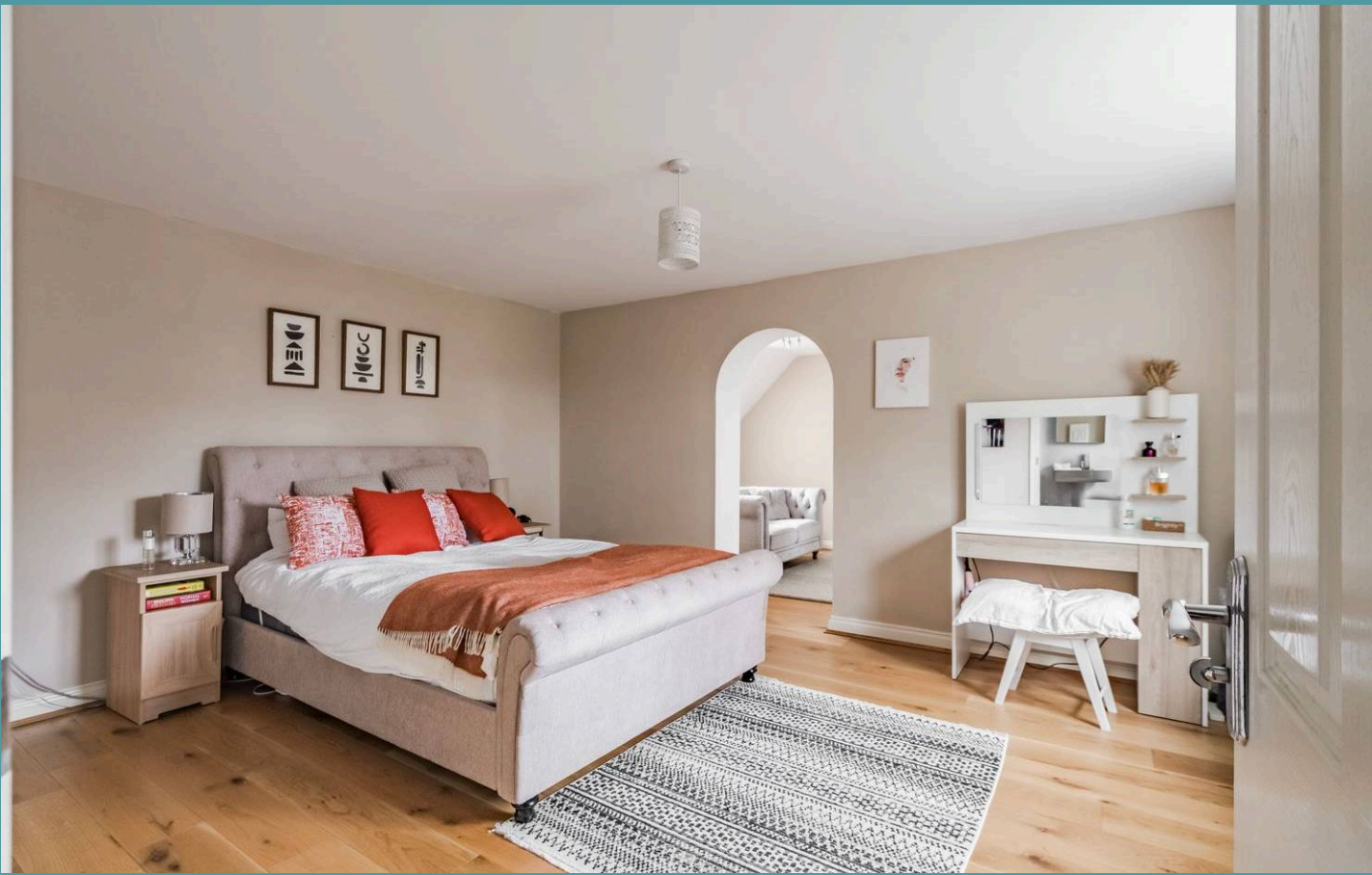
Filby, Great Yarmouth

Make your dream home and reality with this exquisite detached residence in the beautiful village of Filby. Where luxury and practicality converge, this home highlights a flexible and spacious layout that can be tailored to accommodate your own lifestyle preferences. With bespoke finishes in the kitchen/dining room, six bedrooms with a principal suite and a well maintained garden, with a driveway and garage. Schedule a viewing today to appreciate the attention to detail within this stunning family home.

## Locations

Filby is a small village situated in the county of Norfolk, England. Nestled along the banks of Filby Broad, part of the Norfolk Broads, it is known for its scenic beauty and tranquil environment. The village is approximately 5 miles from the coastal town of Great Yarmouth, making it a peaceful retreat with easy access to nearby attractions. Filby is also home to several picturesque buildings, including traditional cottages and the historic St. Margaret's Church. The area is popular for outdoor activities like walking and boating, with many visitors drawn to the calm waterways and surrounding countryside.



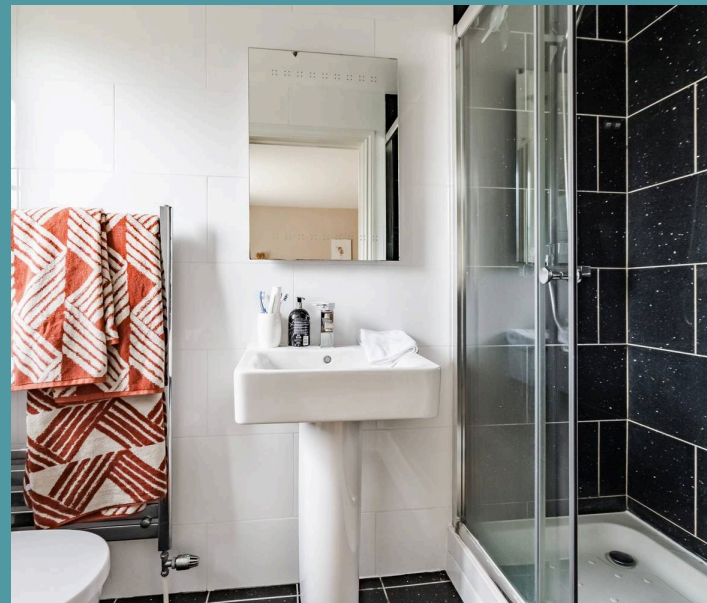
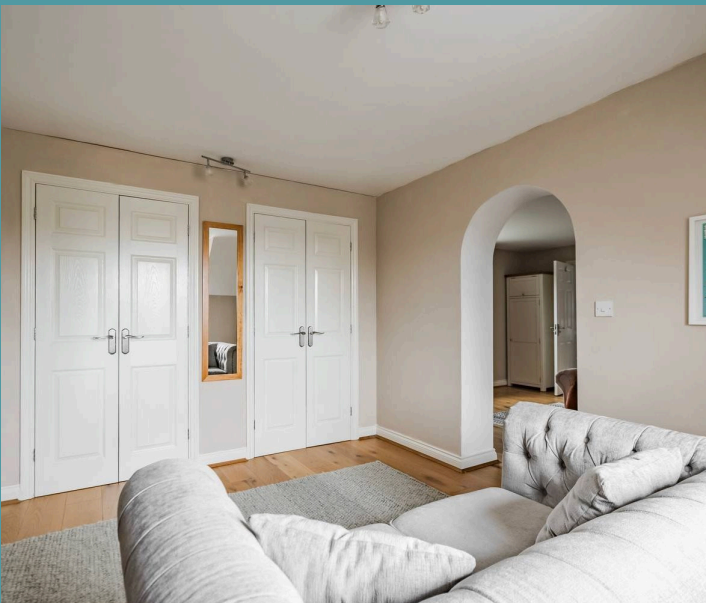


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Welcome inside and be greeted by a sense of grandeur that permeates throughout the residence. The accommodation is arranged in a flexible and spacious layout, allowing you to customise and adapt the living spaces to suit your individual preferences and lifestyle needs. Immediately capturing your attention is the dual aspect sitting room, flooded with an abundance natural light, this elegant space is well-suited for both relaxation and entertainment.

At the heart of the home lies an immaculate open-plan kitchen/dining room, equipped with bespoke fixtures and fittings that elevate the aesthetics of the home. Whether preparing a meal or hosting a casual gathering, this area is designed to cater to both your culinary needs and social aspirations. A functional utility room adds an element of practicality to the home, ensuring that daily tasks are carried out with ease and efficiency.





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A total of six bedrooms are located on the upper floors, each thoughtfully designed to offer relaxation and privacy. The principal bedroom is a sanctuary unto itself, complete with a private ensuite and a dressing room, adding a luxury touch to your everyday routine. The remaining bedrooms share a contemporary family bathroom, and two separate WC's, ensuring that every member of the household enjoys the utmost comfort and convenience. The top floor bedrooms are currently being utilised as a large home office and a yoga studio/gym.

Outside, the well-maintained garden provides a serene space that is fully enclosed for privacy and seclusion. Whether you enjoy gardening, relaxing in the sunshine or hosting a summer occasion, this outdoor space offers endless possibilities for outdoor activities and leisure. At the front of the residence is a driveway providing off-road parking for multiple vehicles, while a tandem garage with built-in shelving offers additional storage options.





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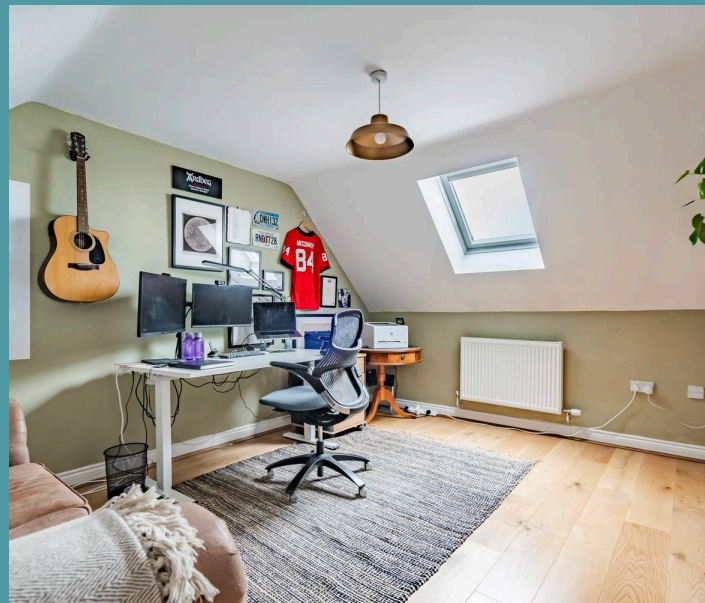
### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil.

Council tax band: F





# 1 Mulberry Tree Close

Filby, Great Yarmouth

- Exquisite detached residence in the pretty village of Filby
- Beautiful family home with flexible and spacious accommodation that you can adapt to suit your own preferences and style
- Dual aspect sitting room for relaxation and entertaining, filled with an abundance of natural light
- Immaculate open-plan kitchen/dining room with bespoke fixtures and fittings, complemented by a functional utility room
- A total of six bedrooms with a private ensuite, dressing room, family bathroom and two WC's
- Maintained garden that is fully enclosed for privacy and seclusion
- Driveway providing off-road parking and a tandem garage for storage options
- Close proximity to local shops, the village hall, a church, post office and Filby broad for walks



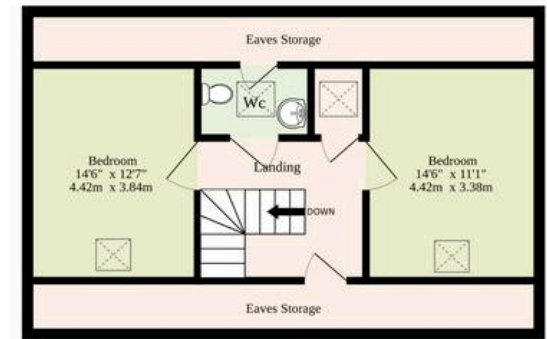
**Ground Floor**  
1020 sq.ft. (94.8 sq.m.) approx.



**1st Floor**  
975 sq.ft. (90.6 sq.m.) approx.



**2nd Floor**  
490 sq.ft. (45.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2486sq.ft. (231.0 sq.m.) approx.**

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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