



## Lek House Main Road, Filby

Price: £625,000



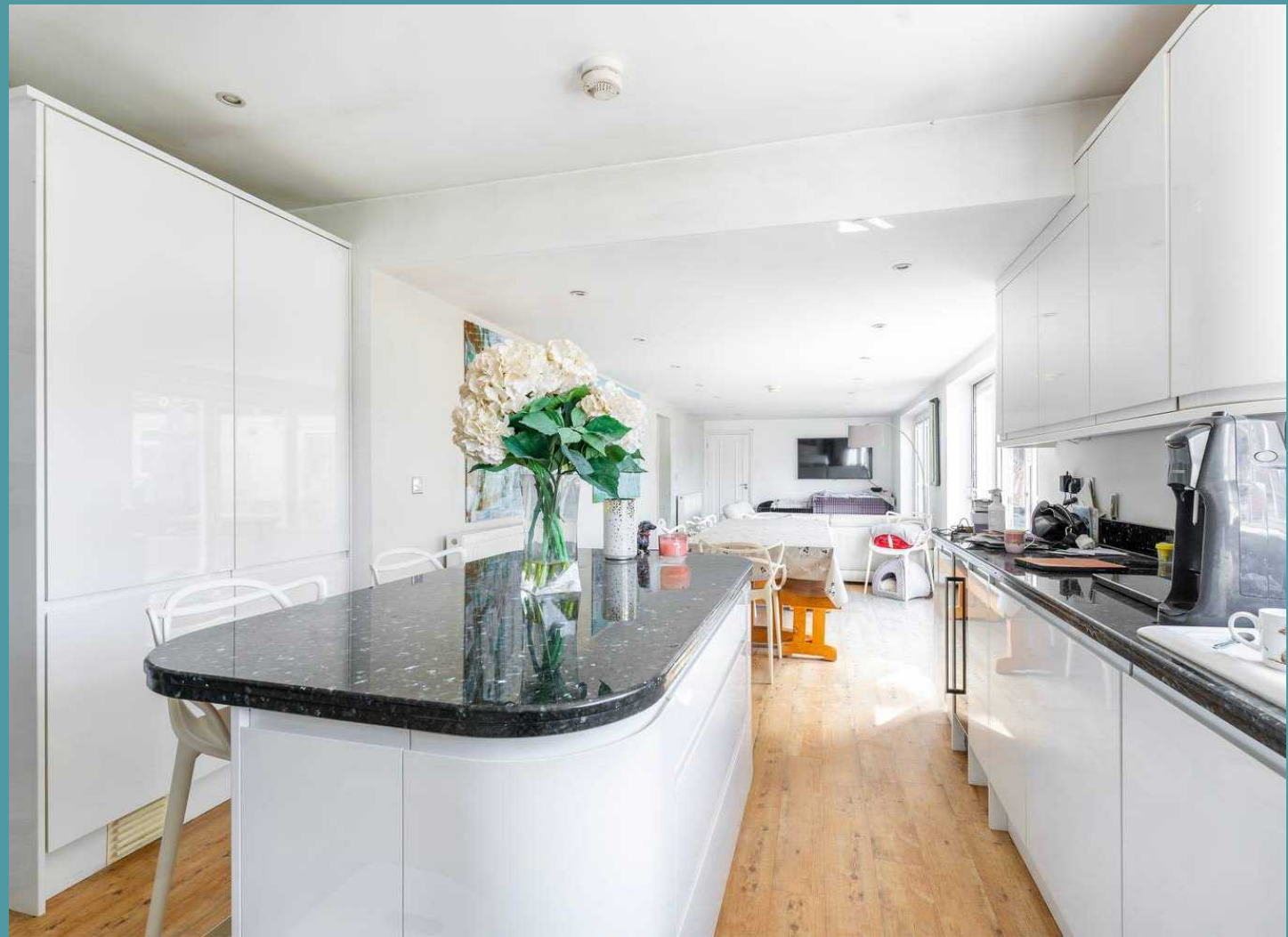
# Lek House Main Road

Filby, Great Yarmouth

Opportunity to acquire a versatile family home with flexible living options. This property offers an abundance of space and modern comforts, making it ideal for growing families or those seeking additional accommodation. With its potential for multi-generational living, home offices or a separate annex, this home can adapt to various lifestyles. Enjoy the luxury of open-plan living, high-spec finishes and a private outdoor space. Whether you desire extra bedrooms, a home office or an annex, this property has the potential to meet your needs.

## THE LOCATION

Filby is situated on the shores of both Filby Broad and Ormesby Little Broad, now part of the Norfolk Broads National Park and a popular holiday destination for boating enthusiasts and lovers of wildlife alike. The local area also boasts several cosy pubs and restaurants to enjoy at leisure. Filby has its own village shop and post office and is situated between Caister-on-Sea and the neighbouring village of Acle which has regular train and bus links to the beautiful Cathedral city of Norwich with its interesting history sitting alongside modern shopping and entertainment facilities. Unspoilt beaches are a stone's throw away at Caister-on-Sea and the village of Winterton nearby.





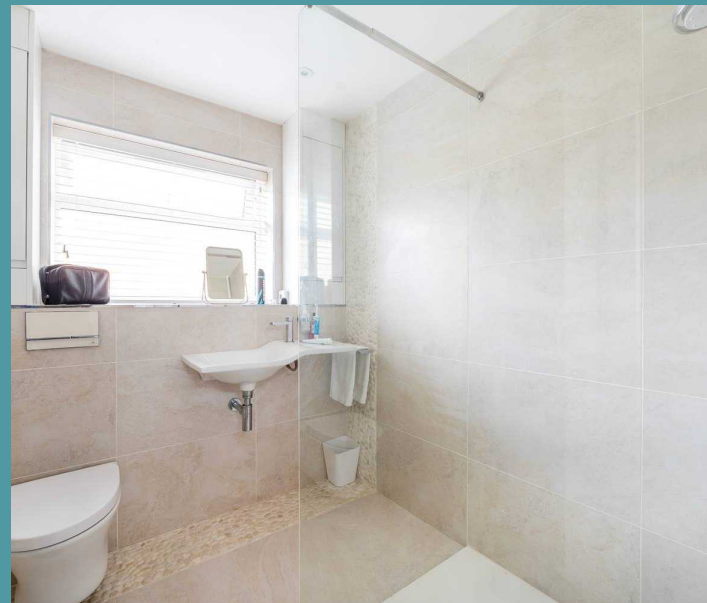
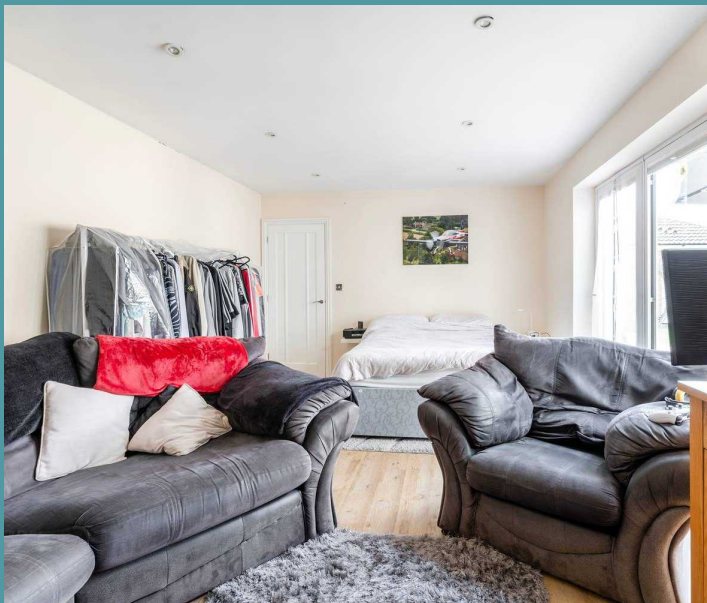


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### MAIN ROAD

Upon entering, you are greeted by a spacious storage room with shelves and a small cupboard perfect for storing additional belongings. The large open-plan kitchen/diner/lounge is a focal point of the home, featuring two sets of 3-metre tri-fold doors that seamlessly connect the indoors with the outdoors. The kitchen impresses with white-gloss cupboards, granite surfaces a centre breakfast bar station and top-of-the-line NEFF appliances including a hot tap and waste disposal. A utility room off the kitchen boasts matching white-gloss cupboards, a washing machine, tumble dryer and storage for the immersion tank and high-pressure hot water system. The utility room also provides convenient access to a shower/wet room, loft space and a rear access door.



The ground floor offers versatile living space, perfect for multi-generational living or as a self-contained annexe. A bedroom with ample built-in storage currently doubles as a cosy sitting room, providing a flexible space. Large tri-fold doors open onto the garden, flooding the room with natural light. An shower room, finished to an exceptional standard with high-quality fixtures and fittings, is shared with the adjacent hot tub room.

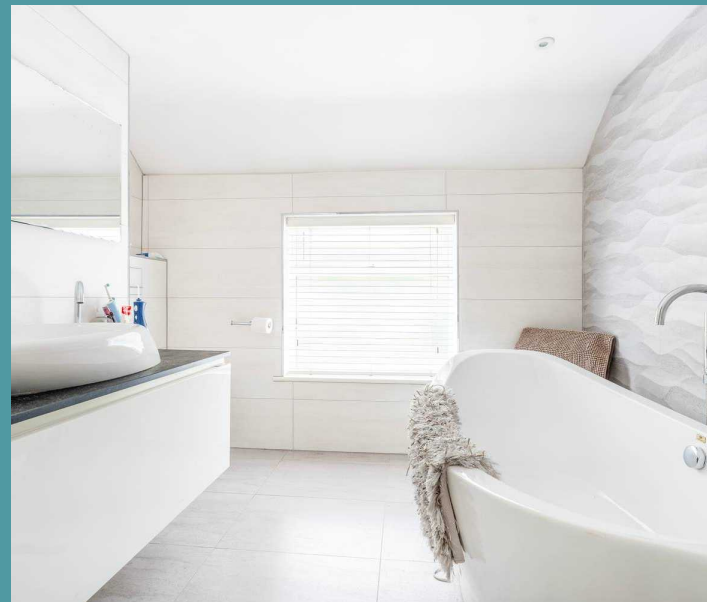


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This room, with its vaulted ceiling and three Velux windows, is currently home to a luxury hot tub but could easily be converted into a bedroom or additional living space. The property benefits from pre-installed wiring for this potential conversion. Given the recent purchase and excellent condition of the hot tub, there is the possibility to negotiate its inclusion in the sale.

Upstairs, the master bedroom with ample storage, an ensuite bathroom with Porcelanosa tiles, a luxury bath with water jets and a Mira shower. The remaining bedrooms are generously sized, with Bedroom 4 offering loft access and views of the main road. The upstairs bathroom boasts high-end finishes including a Porcelanosa free-standing luxury bath and a large shower with thermostatic control.



Step outside to discover a private, sun-soaked garden. The space boasts a generous artificial turf area, perfect for relaxation and entertaining. A patio wraps around the property, creating an ideal space for outdoor furniture. A handy wood store is conveniently located nearby.





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The garden enjoys an enviable south-facing aspect, bathed in sunlight from morning until evening. Completing the property is a double garage with electric remote-controlled doors. This versatile space offers ample storage with loft access and benefits from a dedicated electric car charging point. A brickweave driveway provides off-street parking for three vehicles.

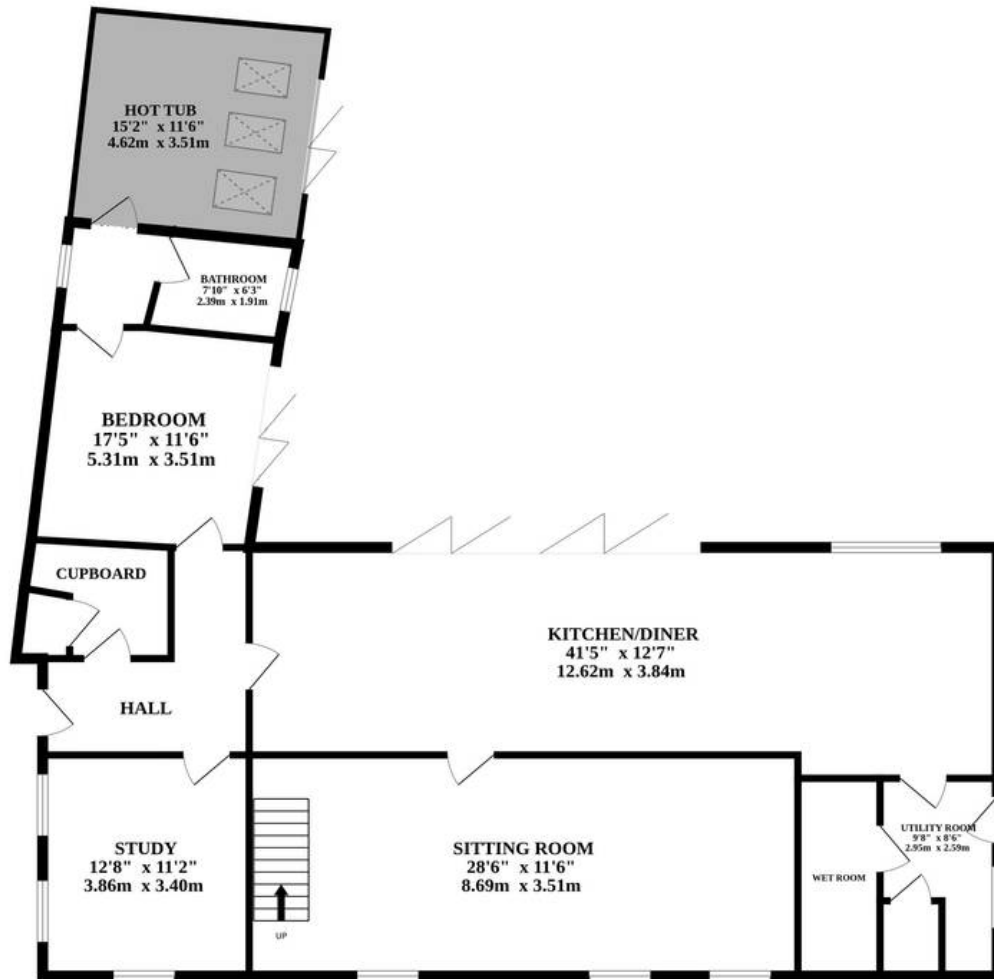
### AGENTS NOTE

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

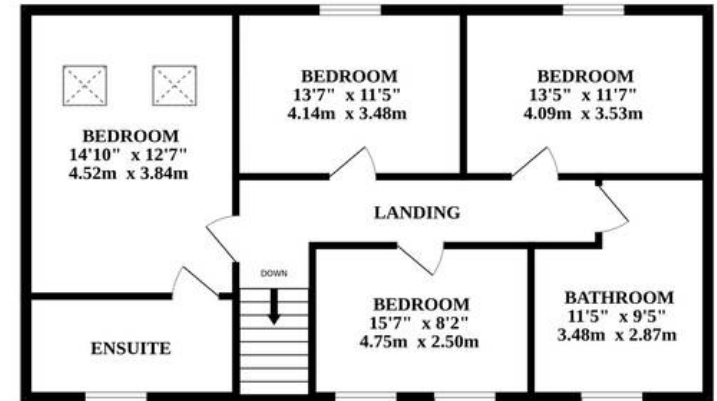
Oil Central Heating



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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