

propertyladder



Mayton Avenue, Frettenham, NR12 7LH

Extended Three Bedroom Detached Cul-De-Sac Chalet!

GUIDE PRICE **£375,000** freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS CHALET WITH GARDEN CHARM!

Located within a quiet cul-de-sac of Frettenham, this detached chalet occupies a generous plot and offers an exceptional blend of space, comfort, and modern living. Extended in 2021, the property now boasts a stunning open-plan kitchen/dining/living area that is bright, airy, and perfect for contemporary family life, complete with a multi-fuel wood burner for added warmth and charm. The ground floor also features a welcoming entrance hall, a generous separate living room with a second multi-fuel wood burner, a modern bathroom, and a spacious double bedroom. Upstairs, you'll find two further double bedrooms and ample eaves storage.



“The rear garden is a true highlight, offering a private and versatile outdoor space ideal for gardening enthusiasts and family enjoyment alike”



Overview

- Extended Kitchen/Dining Accommodation
- Large Driveway Offering Ample Off Road Parking
- Detached Garage & Car Port
- Two Feature Wood Burners In Living Room & Extended Diner
- Generously Sized & Well Maintained Garden
- Modern Ground Floor Bathroom
- Numerous Sheds, Summer House & Greenhouse





Location

Famed for its dog walks and grade 2 listed windmill, Frettenham is a rural village, surrounded by farmland and is located approximately six miles North of Norwich. It has a variety of local amenities including a primary school, village hall, church, animal sanctuary and pub serving fresh Thai food. There is a regular bus into Cromer, North Walsham and Norwich! The village is only 2 miles from the Broads National Park and you will regularly see cars with paddleboards and canoes on their roof in the area. Just 15 miles from Norfolk's spectacular coastline this really is a perfect location to explore our beautiful county from.

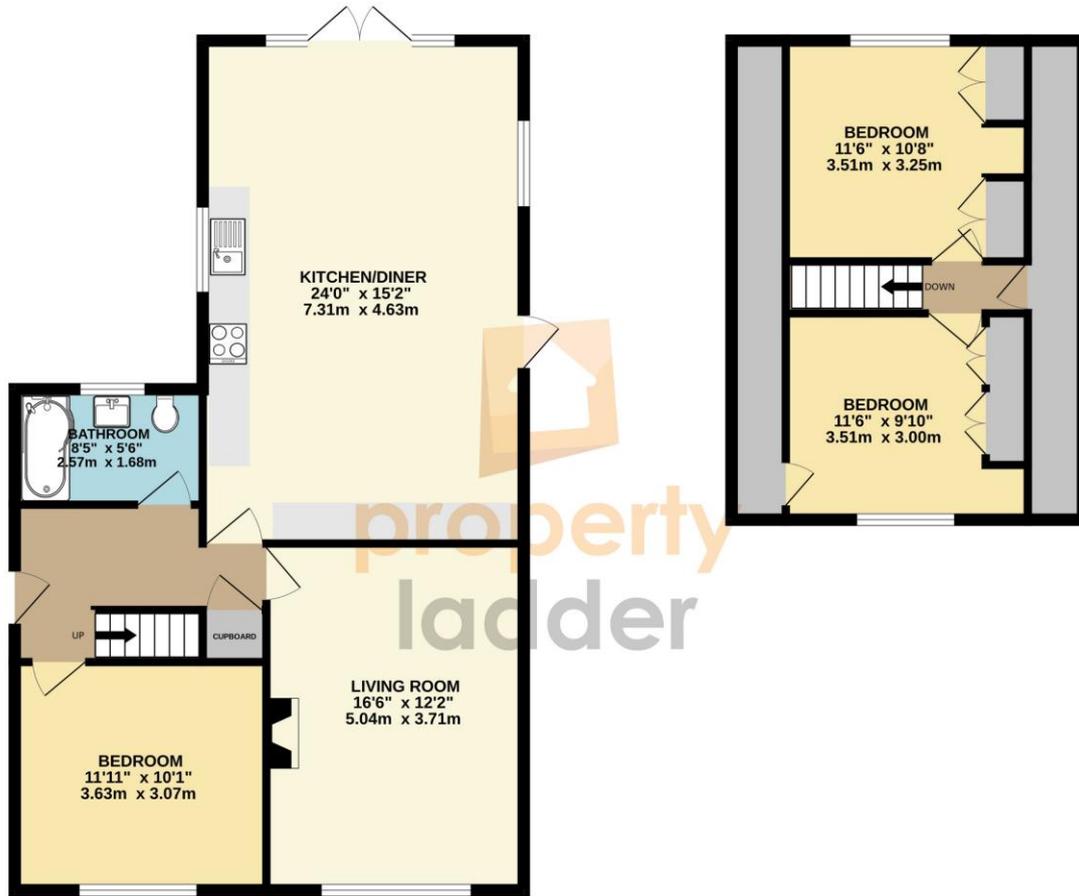


Outside

The property continues to impress with a generous driveway providing off-road parking for up to four vehicles, complemented by the added convenience of a car port and a detached garage. The rear garden is a true highlight, offering a private and versatile outdoor space ideal for gardening enthusiasts and family enjoyment alike. It features a range of outbuildings including multiple sheds, a summer house, and a greenhouse, as well as established fruit trees, vibrant flower beds, and mature shrubs. Thoughtfully landscaped, the garden also includes patio and seating areas perfect for outdoor dining or relaxation, all set against a backdrop of well-maintained lawn.

GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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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FULL EPC AVAILABLE UPON REQUEST

EPC TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL CENTRAL HEATING

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98 Crostwick Lane, Spixworth, NR10 3NQ



T 01603 898100

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