

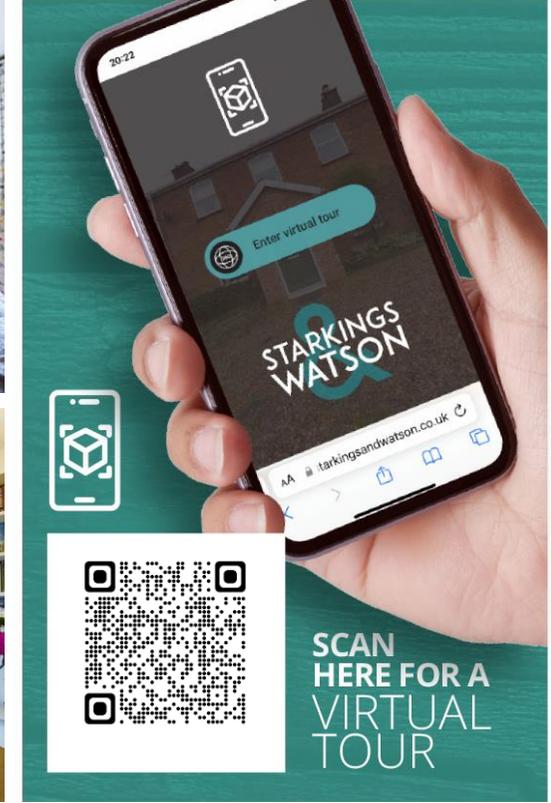
CHURCH LANE

Fritton, Great Yarmouth NR31 9EZ

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS
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- No Chain!
- Mid-Terrace Cottage
- On Edge of Fritton Lake & Amenities
- Three Bedrooms
- Solid Fuel Heating with Wood Burner
- Sizeable Gardens to Front & Rear
- Residents On Road Parking
- Garden Building/Home Office

IN SUMMARY

NO CHAIN. Situated on the FRINGES of FRITTON LAKE, this CHARACTERFUL MID-TERRACE HOME is a RARE FIND, tucked away off the A143 for AMAZING TRANSPORT LINKS, whilst offering SIZEABLE GARDENS to front and rear. With RESIDENTS ON ROAD PARKING to the side, access leads to the rear where you can find a LARGE GARDEN BUILDING/HOME OFFICE. SOLID FUEL HEATING and a WOOD BURNER heat the property, with various electric heating installed. Heading inside, the rear entrance is the easiest access, with a LOBBY leading to the FAMILY BATHROOM, KITCHEN/DINING ROOM and 14' sitting room. Upstairs, THREE BEDROOMS lead off the landing, with storage to two of the bedrooms. The FRONT and REAR bi-sected GARDENS are both great spaces to enjoy a SUNNY and PRIVATE SETTING.

SETTING THE SCENE

From the road, on road parking can be found for residents, where steps lead to a shared access. The rear garden can be found to your right, and a

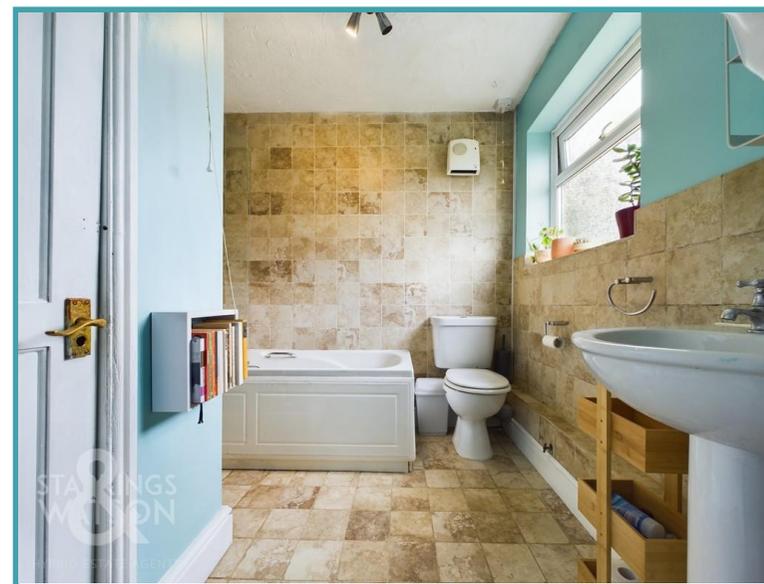
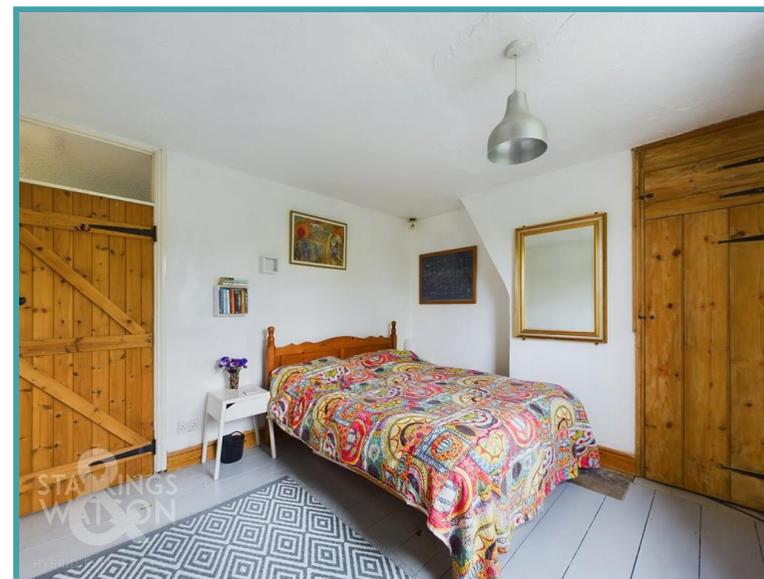
courtyard to the left, leading into the rear lobby. The front garden is also able to be used, with most home owners treating it as their rear garden due to the positioning of the properties.

THE GRAND TOUR

With a uPVC obscure double glazed door leading into the rear lobby, doors lead to the kitchen and family bathroom. Starting with the bathroom, a modernised white three piece suite can be found, with a shower over the bath, attractive tiled splash backs and flooring. The kitchen offers space for a table, and a range of built-in storage including an inset ceramic butler sink, space for white goods and a window looking to rear. A solid wood door heads into the sitting room with painted solid wood flooring under foot, feature fire place including a cast iron wood burner with back boiler, sash window to front, stairs to first floor landing, and a door to the front garden - a great private space which is non-overlooked. Heading upstairs, three bedrooms lead off the landing, including the main bedroom with storage and a sash window overlooking the front garden.

THE GREAT OUTDOORS

The front garden is an enclosed lawned space with bi-sected gates to either neighbours. Remaining private and including a range of planting, a patio offers a great seating space. The rear garden is also bi-sected, and includes further planting, lawned expanse and access to the large timber built home office/workshop which benefits from a rear storage area, power and lighting.



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OUT & ABOUT

The property is situated in Fritton, a rural village located on the A143 Yarmouth/Beccles Road, close to the River Waveney. Surrounding the property, woodland walks can be found, with access to the Norfolk and Suffolk Broads, and the wide range of associated activities. Located on the edge of Fritton Lake rewilding project providing access to the lake, gym and swimming pool as well as the Fritton Arms Public House. The village of Fritton is 8 miles South West of Great Yarmouth and some 15 miles South East of Norwich. The adjoining village of Haddiscoe offers a useful rail link, whilst the village and many other adjoining villages offer excellent transport links via road.

FIND US

Postcode : NR31 9EZ

What3Words : ///likes.fixated.modem

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The row of five cottages sit on the fringes of Fritton Lake and do include several covenants, including the front doors needing to remain the same colour. The front and rear gardens are bi-sected, with on road parking - which most residents use as allocated parking, but is not included in the freehold sale.

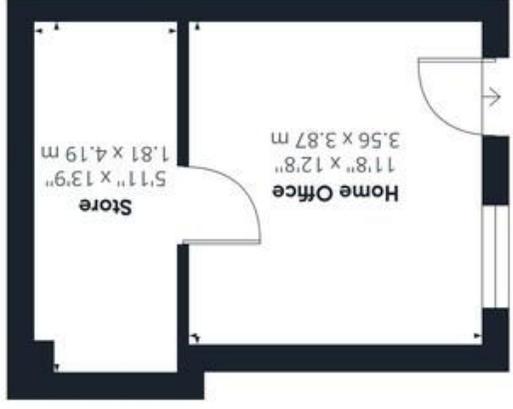
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Price:



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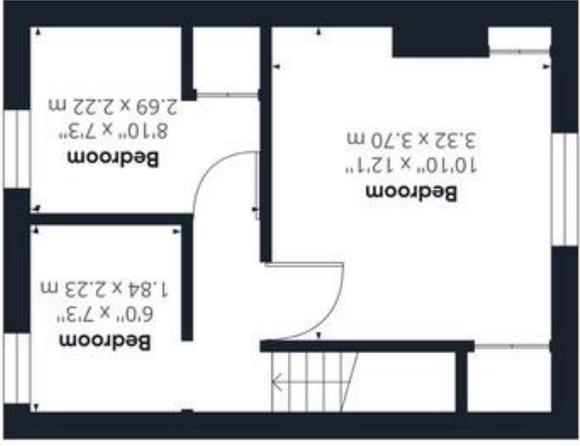
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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 862.16 ft²
 80.10 m²