

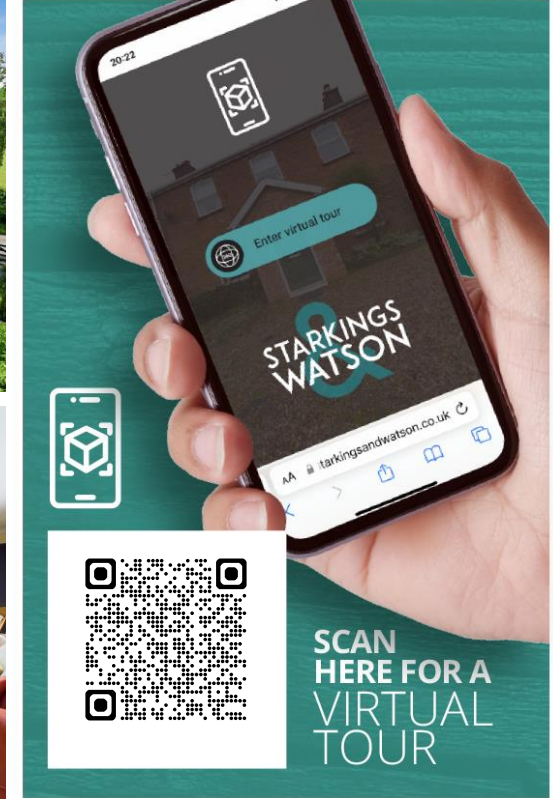
CHURCH LANE

Fritton, Great Yarmouth NR31 9EZ

Freehold | Energy Efficiency Rating : E

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

FOR SALE  
PROPERTY



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STARKINGS  
&  
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- Peaceful & Secluded Setting
- Approx. 0.33 Acre Plot (stms)
- Over 1800 Sq. ft (stms)
- Solar Panels & Biomass Boiler
- Sitting Room & Conservatory
- Three Bedrooms
- Self Contained One Bedroom Annexe
- Ample Parking & Garage

#### IN SUMMARY

TUCKED AWAY off the main road, enjoying a PEACEFUL and SECLUDED 0.33 Acre Plot (stms), this DETACHED BUNGALOW and ANNEXE is the ideal RURAL RETREAT, with BECCLES and BRADWELL only a SHORT DRIVE away. HADDISCOE TRAIN STATION, Fritton Woods and Caldecott Hall are all minutes away, with ROLLING COUNTRYSIDE for those keen walkers. Extending to OVER 1800 Sq. ft (stms), the internal layout is flexible and IDEAL for a BLENDED FAMILY, with potential to incorporate the annexe within the main property with ease. With a SOUTH FACING FRONTAGE, INCOME GENERATING solar panels are installed, along with a BIOMASS BOILER. The accommodation comprises a porch and hall entrance, 19' SITTING ROOM, 13' kitchen, CONSERVATORY, THREE BEDROOMS including the main bedroom with EN SUITE, family bathroom and W.C in the main property. The ANNEXE is SELF CONTAINED but also connected via the KITCHEN, leading to a further KITCHEN/UTILITY ROOM, sitting room, bedroom and SHOWER ROOM.

#### SETTING THE SCENE

Driving in the front gates, hedging and shrubbery to both sides frame the view up the sweeping driveway, where

the gardens open up, and the property stands proud in an elevated position. You pass a timber built summer house, heading to the garage and car port.

#### THE GRAND TOUR

Double doors lead into the entrance porch, with a further door to the spacious hallway, finished with wood effect flooring, doors to the living spaces, and a door to the rear hall which leads to the bedrooms. Starting on your left is the sitting room, a light and bright room centred on an open fire, and with a picture window to enjoy views across the garden. Opposite sits the kitchen, with a u-shape arrangement of cupboards, including an LPG gas hob and built-in eye level electric double oven, along with space for general white goods. Further cupboards are built-in whilst double doors open to the conservatory - complete with a warm room for year round use, and the perfect dining space with tiled flooring underfoot and a door to side. The rear hall is carpeted and includes the loft hatch, with doors to the three bedrooms - two are comfortable doubles, and the smaller is a single or ideal study. An en suite shower room leads off the main bedroom - fully tiled to the walls and flooring, with a three piece suite. The family bathroom leads off the hall, also fully tiled and including a shower over the bath and storage under the sink, with a separate W.C adjacent. The annexe is self contained but also connected via the two kitchens. You step into the kitchen, with ample cupboard space, room for an electric cooker and general white goods, and a door into the adjacent sitting room. Enjoying a dual aspect view and a feature fireplace, an inner hall offers storage, leading to the bedroom with views over the rear garden, and bathroom which includes a three piece suite and shower over the bath.



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**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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### THE GREAT OUTDOORS

The bungalow sits to the rear of the plot, with every inch of the garden used and maximised. Behind the bungalow are a range of fruit and vegetable beds, along with storage, and access to the garage and car port. To the front a raised patio terrace area includes a clear screen to remove the wind whilst maximising the view, bordered with a wealth of well planted beds. Leading down the garden, which is mainly laid to lawn, a timber picket fence encloses a wildlife pond, with further seating space.

### 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. The village 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 : ///deserved.puffed.placidly

### VIRTUAL TOUR

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

### AGENTS NOTE

The property is completed with income generating solar panels and a bio mass boiler. A private septic tank is in use for the drains. The entire property including the annexe is included under one council tax bill. The vendors have advised us that electrical works were undertaken in 2017 including new electric fuse boxes to the main property and annexe.

**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
 1816.63 ft<sup>2</sup>  
 168.77 m<sup>2</sup>  
 Reduced headroom  
 3.29 ft<sup>2</sup>  
 0.31 m<sup>2</sup>

