

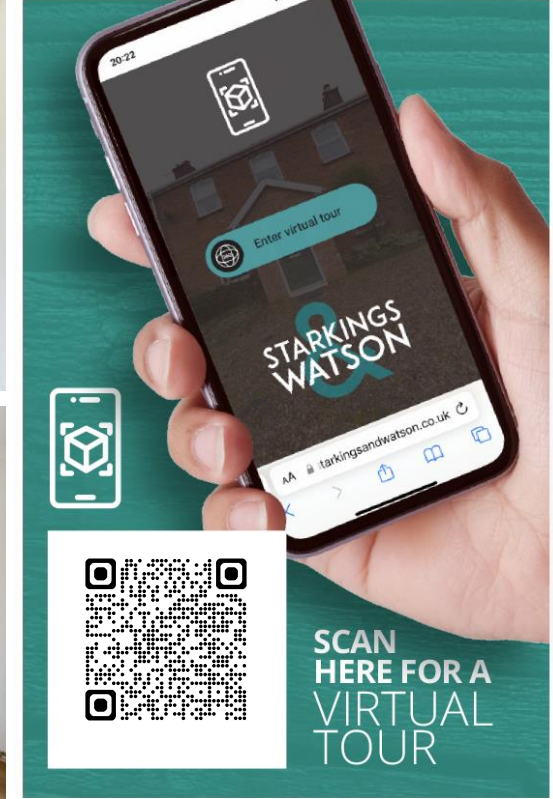
# ANGLE COTTAGES

## Church Lane, Fritton NR31 9EZ

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- No Chain!
- Mid-Terraced Cottage
- Sitting Room with Open Fire
- Fitted Kitchen
- Three Bedrooms
- Double Glazed Sash Windows
- Generous Front & Rear Gardens
- Ideal First Time buy or Holiday Home

#### IN SUMMARY

NO CHAIN. Built circa 1890, this CHARACTERFUL TERRACED COTTAGE forms part of a charming row of five on the edge of the Somerleyton estate nestling on the fringes of FRITTON LAKE. This period cottage boasts many ORIGINAL FEATURES including TWO FUNCTIONAL FIREPLACES with the rest of the property heated by electric heating, with aesthetically pleasing sash windows. The accommodation includes the 11' SITTING ROOM alongside a 13' KITCHEN/DINING ROOM - both with fireplaces leading through to the FAMILY BATHROOM and handy PANTRY STORAGE CUPBOARD. The first floor gives way to THREE BEDROOMS, with the larger being a generous DOUBLE BEDROOM complete with a RED BRICK CHIMNEY. Externally, the property boasts sizeable REAR and FRONT GARDENS with a large BRICK OUTBUILDING ideal as a WORKSHOP or simply for additional storage.

#### 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

Entering via the main access door at the rear you are first met with a handy pantry storage cupboard to your left with plumbing for a washing machine doubling this room as a utility space also with the three piece family bathroom directly ahead featuring a shower head over the bath, heated towel rail and uPVC double glazed frosted window to the rear garden. Stepping over the wooden effect flooring you will find the kitchen, with a modern feel including wooden effect work tops, tiled splash backs and surround, integrated electric oven and hob plus space for a fridge/freezer and the stunning cast iron fireplace. Adjacent, is the formal dining area suitable for a table or simply additional storage with access into the under stairs storage cupboard and electric radiator. To the front of the property with a leafy outlook is the sitting room, with carpeted flooring, exposed brick fireplace and tiled hearth with sash window into the front garden, this space then leads into the smaller front lobby giving access to the first floor stairs and door into the front garden. All coming off the central landing are three bedrooms, the largest with a front facing aspect, large sash window, built in wardrobe and electric radiator while leaving enough floor space for soft furnishings. Both the second and third bedrooms come at the rear of the property with views into the rear garden via the uPVC double glazed windows, both with carpeted flooring and electric radiators while the larger of the two features a built in wardrobe.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### THE GREAT OUTDOORS

The garden to the rear is predominantly laid to lawn with a timber fence to one side and tall privacy giving mature hedges to the other. At the very end of the garden is a brick workshop/outbuilding ready to be used in any suitable fashion. The front garden is fully enclosed with timber fence panels running parallel to one another down each side and to the rear, this fully lawned space has a tree lined backing and initially has a flagstone patio area as you exit the door.

### 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 Southwest 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.

**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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

**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.

(1) Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>

593.2 ft<sup>2</sup>

55.11 m<sup>2</sup>

Reduced headroom

0.32 ft<sup>2</sup>

0.03 m<sup>2</sup>

Ground Floor

