



Bycroft Estate Agents



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

**Foxburrow, New Road**  
Fritton, Great Yarmouth, NR31 9HT

**O.I.E.O £450,000 Freehold**  
EPC Rating F

**Bycroft Estate Agents** are delighted to present this unique opportunity to acquire this three bedroom detached family residence set in gardens measuring approximately 0.3 acres (STMS, together with an approximate 1 acre paddock (STMS). The property is beautifully secluded and offers great potential for renovation or an extension (subject to appropriate planning). The property is situated in the village of Fritton close to the Broads. Accommodation comprises entrance porch, lounge, dining room, kitchen/breakfast room, utility, cloakroom, first floor landing, three double bedrooms, bathroom, front and rear gardens, driveway, double garage, paddock, double glazing and oil-fired central heating.

**ENTRANCE PORCH**

UPVC entrance door; two side windows; door into Lounge.

**LOUNGE**

20' 11" x 14' 0" (6.38m x 4.27m) plus useful recess with feature porthole window; brick fireplace with cast iron multi fuel burner; stairs to first floor; two windows to front aspect and two windows to rear; four radiators; wall lights; door into Inner Hall.

**INNER HALL**

opening to Dining Room and Kitchen / Breakfast Room; door to Cloakroom.

**DINING ROOM**

14' 1" x 8' 5" (4.29m x 2.57m) windows to front and side aspects; radiator.

**KITCHEN / BREAKFAST ROOM**

13' 10" x 9' 9" (4.22m x 2.97m) u-shaped worktop with a range of base cupboards and drawers; built in eye level oven and grill; four ring hob with light and extractor; one bowl sink with twin drainer; range of wall units; side window; radiator; door to Rear Hall.

**REAR HALL**

UPVC door to rear; door to Utility.

**UTILITY**

14' 1" max x 8' 11" (4.29m x 2.72m) worktop with space and plumbing for washing machine and tumble dryer; oil fired boiler; windows to rear and side aspects.

**CLOAKROOM**

wc; wash hand basin; frosted window.

**LANDING**

half landing with feature circular port hole window.  
first floor landing with window to side aspect; radiator; airing cupboard.

**BEDROOM 1**

14' 0" x 13' 2" (4.27m x 4.01m) including a range of fitted wardrobes comprising two doubles, vanity unit with chest of three drawers and high level storage cupboards; windows to front and side aspects; radiator.

**BEDROOM 2**

10' 0" x 11' 4" (3.05m x 3.45m) including fitted triple wardrobe, vanity unit with chest of three drawers and high level storage cupboards; window to front aspect; radiator.

**BEDROOM 3**

14' 3" max x 9' 4" (4.34m x 2.84m) plus fitted double wardrobe, vanity unit with chest of three drawers and high level storage cupboards; window to front aspect; radiator.

**BATHROOM**

pedestal wash hand basin; wc; corner bath; shower cubicle with Triton electric shower fittings; frosted window; radiator; shaver point; fully tiled walls.

**OUTSIDE**

To the front of the property there is a paved patio area with steps up to a large mature lawn with ornamental fish pond, conifer screening and a variety of shrubs and trees. The plot extends to approximately 0.3 acre (STMS). The garden concludes with a paddock which measures approximately 1 acre (STMS). To the side and rear is a garden space with a variety of shrubs, plants and trees, three greenhouses, timber shed and brick storage shed and a driveway with space for several cars standing leading to a detached double garage measuring 17' 10" x 21' 4" with light, power, storage space to the

eaves, side window and side door.

**VIEWINGS**

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, 01493 664000.

**COUNCIL TAX**

This property is currently listed as Band F.

**AGENTS NOTE** The property has a septic tank/cess pit for drainage.

