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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## Freyden Way, Frettenham, Norfolk, NR12 7NB

An extended detached three-bedroom bungalow, that presents as an ideal family home, located on a generous plot in the rural village of Frettenham, the property is well placed within easy reach of both pre and primary schools, village hall and church along with an assortment of local businesses including the popular Rose and Crown public house.

Set back and screened from the road, the property is approached over a shingle driveway, providing ample off-road parking and access to an easy to maintain lawn garden. To the rear, a paved sun terrace, ideal for socializing with friends and family, extends away to a shrub and shingle garden with a storage shed.

Well-presented throughout the main entrance to the property, via an enclosed porch, grants access into a hallway where separate internal doors lead into a family bathroom and three bedrooms, the main which features a roll top bath and an en-suite shower room. A separate entrance, at the side of the property, leads into a hallway where there is a cloakroom and a spacious utility. A door from here leads through to the heart of the home, a bright and airy open plan kitchen dining room, with bi-folding doors that overlook and open out to the rear garden. A family lounge with feature fireplace completes this versatile accommodation.

The property is further complimented in its proximity, of approximately seven miles to the Norfolk Broad waters, popular for a boating adventure and riverside eateries. The sandy beaches of the Norfolk coastline for a dip or dog walk or less than seven miles from the property is the capital city of Norwich with its retail outlets, restaurants, cafes and extensive historical interest including the magnificent cathedral, castle, the famous Elm Street and the open-air market.



Detached



Bungalow



Older



2 Bathrooms  
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band D

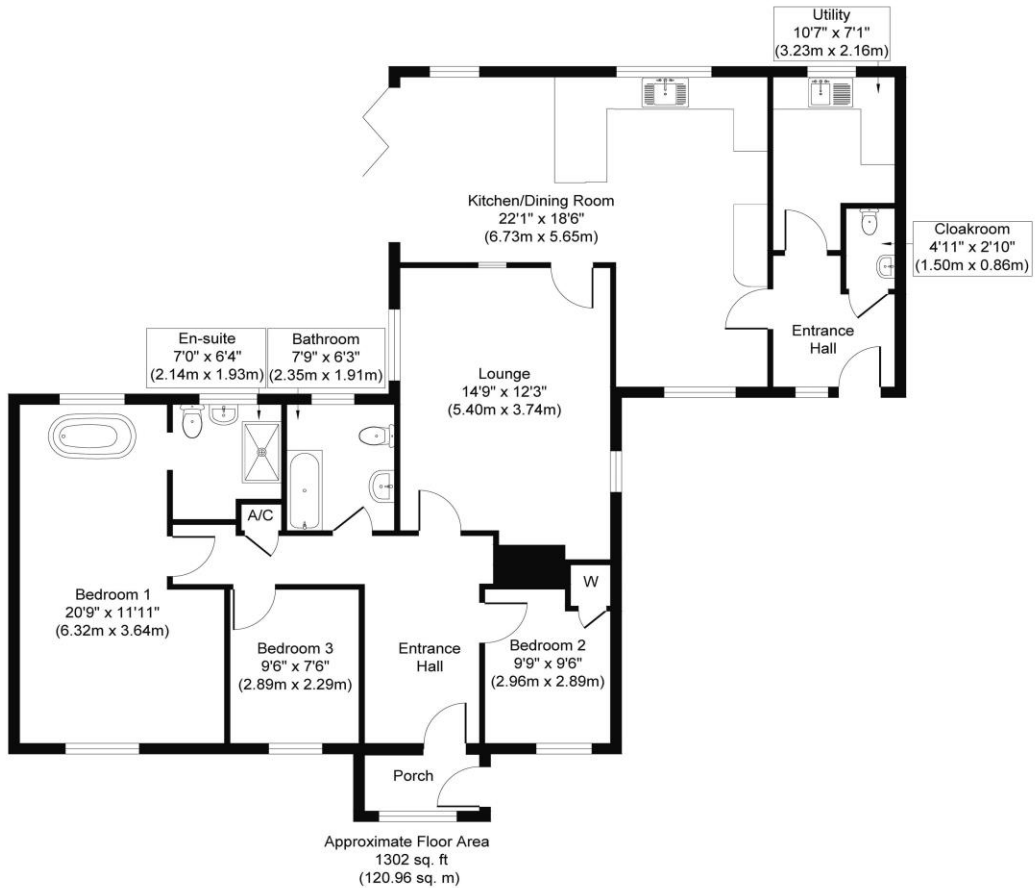


Off-Road  
Parking



Garage





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Stobart & Hurrell

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