

SALES & LETTINGS

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## 2 Mayton Avenue, Frettenham, Norfolk, NR12 7LH

A detached property that has been extended and modernised creating an ideal family home. Located in the pretty village of Frettenham, with nearby local amenities that include pre and primary schools, the Rose and Crown public house, village hall and church and a popular recreational park. The property's location is further benefitted by its proximity to Norwich, of approximately seven miles by car, where you will find amenities to include fashionable eateries, shops, supermarkets and many other independent retailers.

Set back from the road, the property is approached over a brick weave and shingle frontage providing ample off-road parking and access to a carport and garage, part of which is currently being used as a gymnasium. To the rear, a broad sun terrace extends away to an easy to main garden with an enclosed children's play area, and a covered patio with hot tub.







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- FOUR BEDROOMS
- ENCLOSED REAR GARDEN
- EXTENDED & MODERNISED

- CLOSE TO LOCAL AMENITIES
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF-ROAD PARKING, CARPORT & GARAGE

- VERSTAILE & SPACIOUS ACCOMMODATION
- LOCATED WITHIN THE BROADS NATIONAL PARK
- BUS SERVICES TO NORTH WALSHAM & NORWICH

Beautifully presented throughout the main entrance, at the side of the property, leads into a hallway where separate internal doors provide access into a bathroom and shower room, a bedroom, with built in storage and a modern kitchen breakfast room. A further door from the hallway, leads into the heart of the home, a spacious and bright, open plan lounge dining room with door that overlook and open out to the rear terrace. To the first floor, a bathroom and three bedrooms, two with built in storage, complete the accommodation.

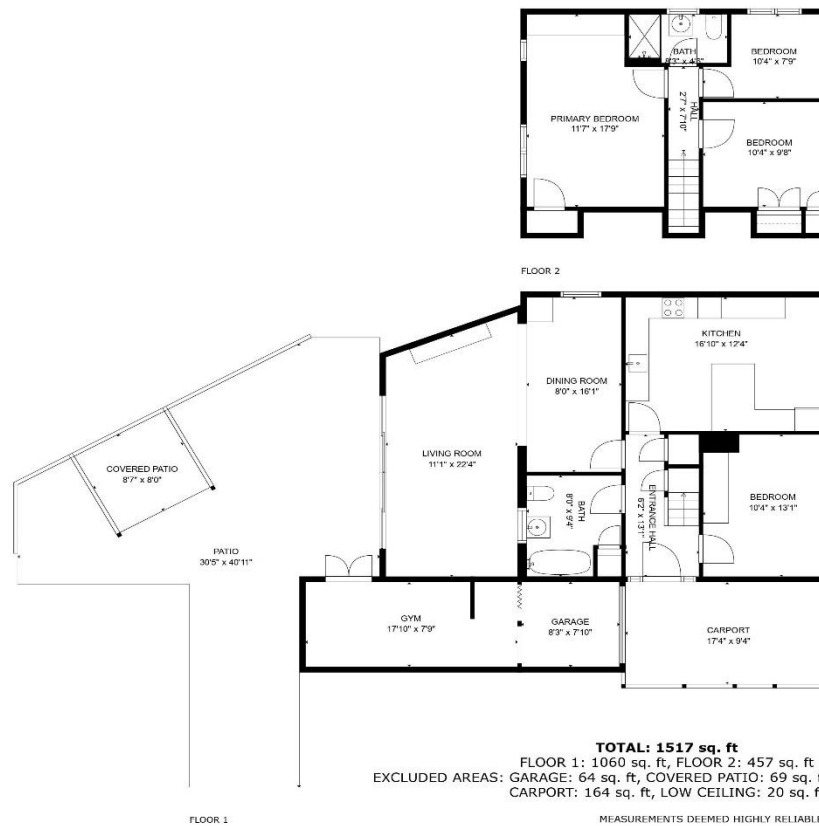
The property's location is further complimented by a bus service into the thriving market town of North Walsham and Norwich with ease of access to surrounding Broadland villages, including the Georgian village High Street amenities in Coltishall, the award-winning pub and restaurant, The Recruiting Sergeant, a farm shop and the nearby Horstead Mill for riverside walks and water sports.







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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		







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Stobart & Hurrell

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