



## 43 Fairway Lakes Village, Caldecott Hall

£315,000 Freehold

Exceptional opportunity to own a uniquely designed lodge, offering 3 bedrooms, modern interior living, stunning surroundings, and decked areas for alfresco dining. Freehold basis. Highly recommended viewing. Simply stunning!

Council Tax band: C

Tenure: Freehold

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### LOCATION

Fritton is a village in Norfolk, situated 5 miles south-west of Great Yarmouth and 6 miles northwest of Lowestoft. It is only 11 miles south of the city of Norwich and is home to a 70 acre common surrounded by old oak trees. Fritton Church, St Catherine, has a round tower and a fine rood screen that dates back to the 1500's. There are schools, pubs, beautiful walks and hospital/doctors nearby. Fritton Lake is the heart of the village and is a family run private holiday club which offers adventures in nature including wild swimming, trail running, yoga, great local food and a positive life-changing impact on the environment.

### CALDECOTT HALL

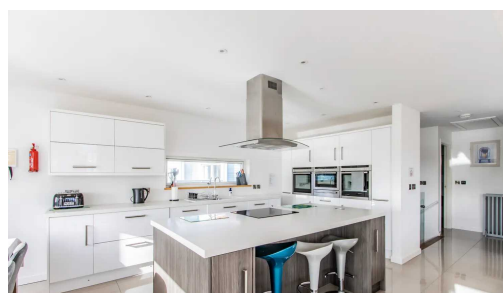
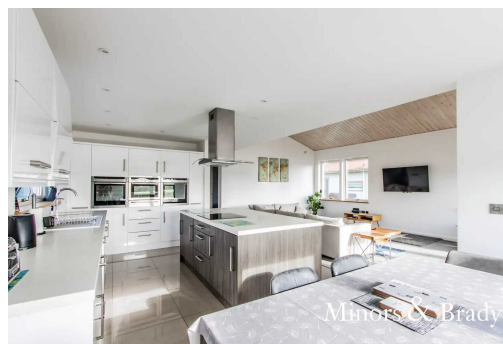
Introducing an exceptional opportunity to own a uniquely designed lodge, nestled



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## CALDECOTT HALL

Introducing an exceptional opportunity to own a uniquely designed lodge, nestled within a picturesque location. This remarkable 3-bedroom detached house offers the perfect combination of modern interior living and stunning surroundings.

Upon entering this delightful lodge, you are immediately struck by the spacious open-plan living area. The cleverly designed layout effortlessly creates a seamless flow between the living, dining, and kitchen areas, allowing for an abundance of natural light and an inviting atmosphere. The modern interior finishes, including high-quality flooring and contemporary fixtures, add a touch of elegance to the property.

The lodge comprises four bedrooms, providing ample space for both relaxation and accommodating guests. The master bedroom boasts incredible views of the surrounding landscape, while the remaining bedrooms offer versatility for use as additional sleeping quarters or home offices. Each room has been thoughtfully designed to maximise comfort and functionality.

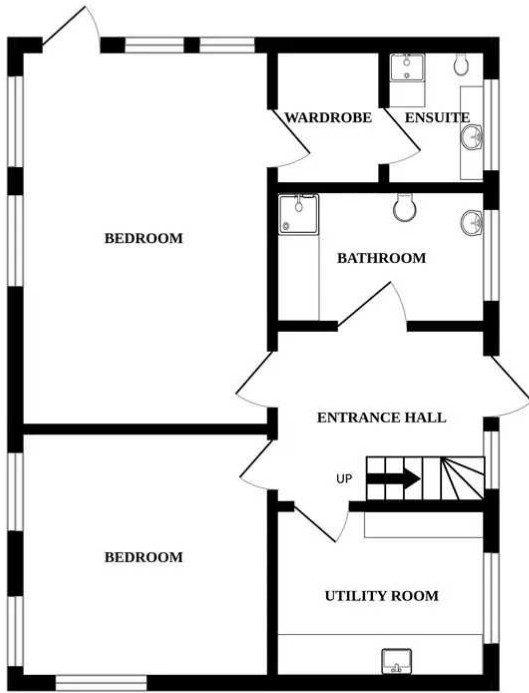
Unique to this property are the decked areas, seamlessly integrated into the architecture of the lodge. These inviting spaces serve as an extension of the interior living areas and allow for alfresco dining, entertaining, or simply enjoying the breathtaking views of the natural surroundings. The ultimate retreat to unwind and recharge.

In addition to the modern comforts and stunning surroundings, this property is offered on a freehold basis, providing peace of mind and a sense of ownership for the discerning buyer. With its unique design, incredible views, and spacious open-plan living,

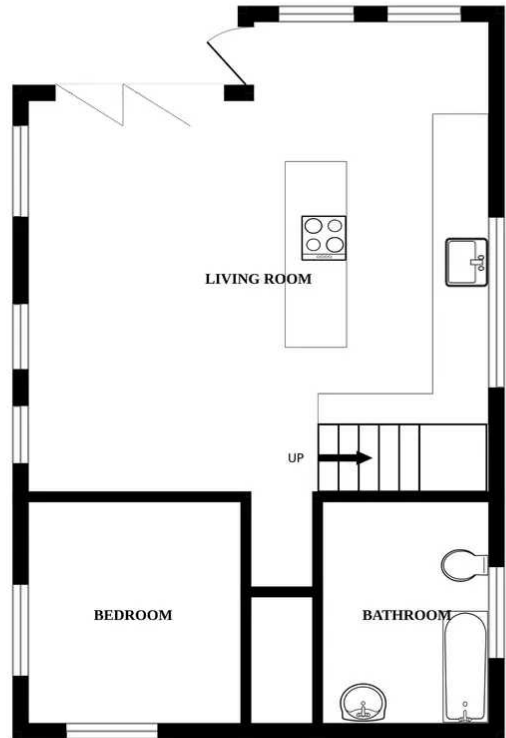


Minors & Brady

GROUND FLOOR



1ST FLOOR



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