

Aldreds
Estate Agents



Lake View Cottage Beccles Road, Fritton, Great Yarmouth, NR31 9HB

Offers In Excess Of £340,000



3



2



1



F



Lake View Cottage Beccles Road

Fritton, Great Yarmouth, NR31 9HB

- Spacious Cottage
- Ensuite
- Large Kitchen/Diner
- Lounge
- Garden
- Three Bedrooms
- Bathroom
- Cloakroom
- Features
- Driveway

Spacious and with original and traditional style features Aldreds are delighted to offer this well presented three bedroom cottage in the popular semi rural village of Fritton. The ground floor has an entrance porch, lounge, sitting room, cloakroom and a spacious kitchen/dining room. The first floor offers a landing, master bedroom with ensuite shower room, two further bedrooms and a bathroom. LPG gas central heating and double glazing. Outside there are garden to front & rear. Driveway leading to wooden garage at rear.



Entrance Porch

Double glazed window to front aspect, entrance door.

Lounge 15'6" x 14'5" max 11'8" min (4.73 x 4.4 max 3.56 min)

Wood burner, storage cupboard, double glazed window to front aspect, feature ceiling beams, radiator.

Sitting Room 9'7" x 7'1" (2.93 x 2.17)

Door to rear, double glazed window to rear aspect.

Cloakroom

LPG wall mounted gas boiler, low level WC, hand basin.

Kitchen/Diner

Base & wall units with worktops, island unit, double glazed window to front aspect, double glazed window to rear aspect, two double glazed windows to side aspect, stairs rising to landing, sink with drainer, electric hob, electric oven, integrated washing machine, integrated dishwasher.

Landing





Master Bedroom 15'8" x 11'10" max 10'0" min (4.78 x 3.63 max 3.05 min)

Feature beams, double glazed window to front aspect, double glazed window to rear aspect, built in wardrobe, radiator.

Ensuite Shower Room

Shower in cubicle, low level WC, hand basin, part tiled walls.

Bedroom 2 11'10" x 7'4" (3.63 x 2.26)

Double glazed window to rear aspect, radiator.

Bedroom 3 11'1" x 8'1" (3.38 x 2.47)

Double glazed window to front aspect, radiator.

Bathroom 8'5" x 5'3" (2.58 x 1.61)

Panel bath, hand basin, low level WC, opaque double glazed window to side aspect, part tiled walls, radiator.

Outside

To the front there is a lawned garden with bushes & shrubs, pathway to front door, To the rear there is a driveway to timber garage (5.51m x 2.75m). The rear garden is laid to lawn with shrubs, patio.

Directions

Leave Gorleston heading south on the A143 continue through Bradwell and over the roundabout into the countryside, continue past Caldecott Hall Golf Club, on entering Fritton the property can be found on the left hand side.



Tenure

Freehold.

Services

Mains water, electricity, drainage.

Council Tax

Band C

EPC

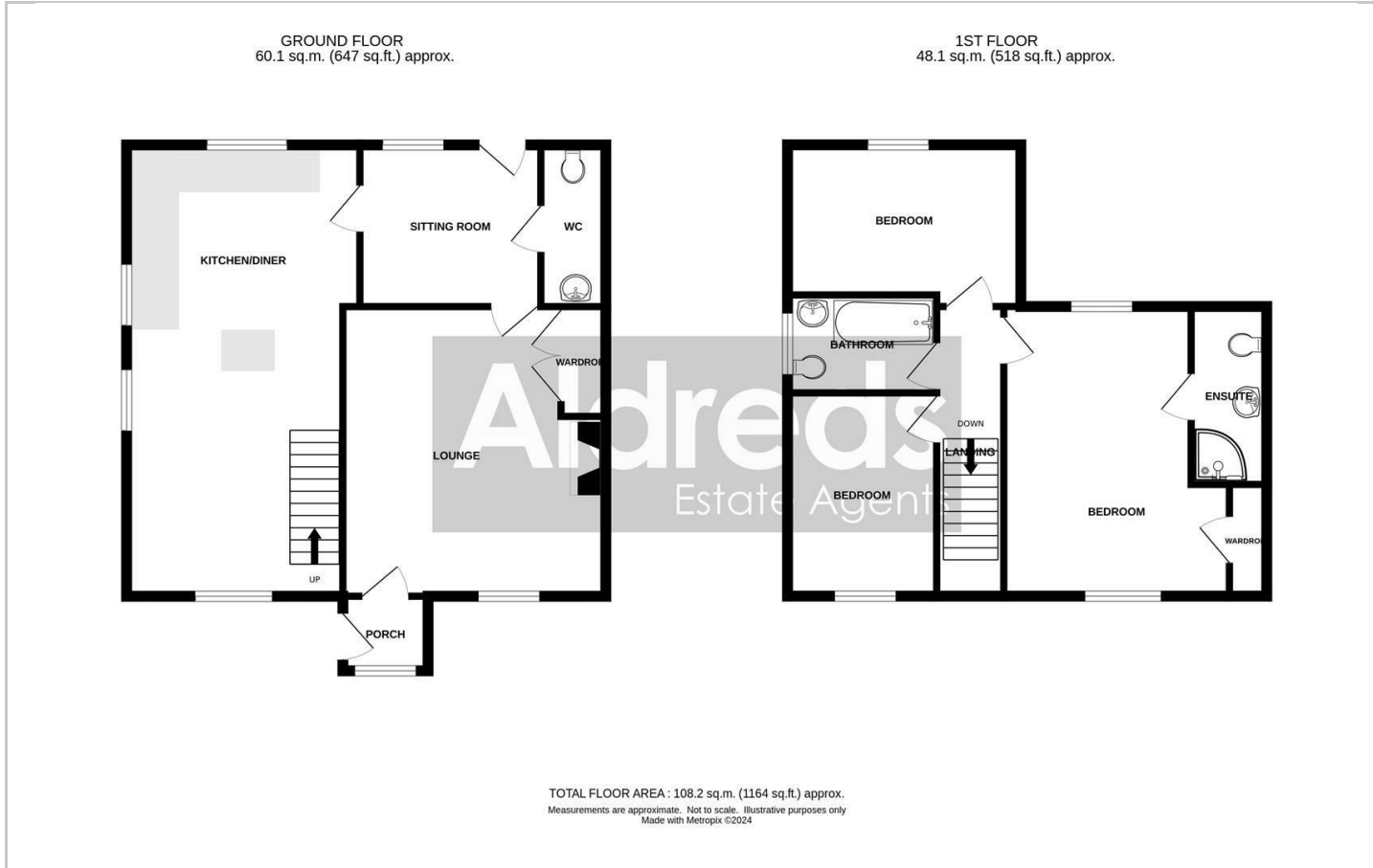
F rating - 25

Location

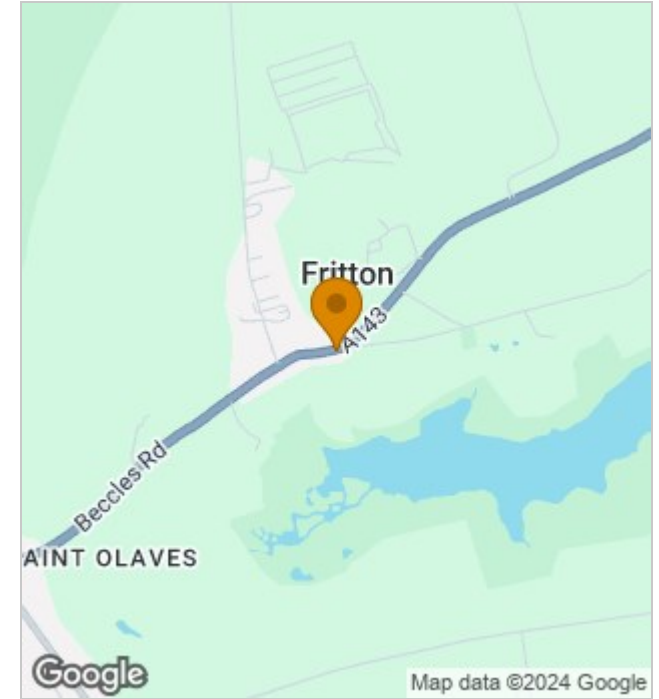
Fritton is a rural village bordered on one side by Fritton Lake and the Somerleyton Estates and on the other side by Fritton Forest and the River Waveney * Fritton is approximately 5 miles from Gorleston and approximately 7 miles from Lowestoft and is convenient for Caldecott Hall Country Club/Golf Course and Fritton Lake.

Ref G18135/09/24

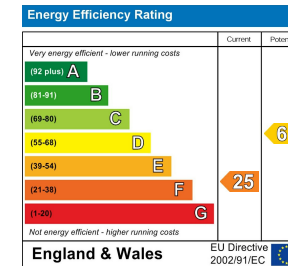
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA