

Aldreds
Estate Agents



East Cottage Beccles Road

Fritton, Great Yarmouth, NR31 9HB

£290,000



East Cottage Beccles

Fritton, Great Yarmouth, NR31 9HB

A stunning, two bedroom, end terrace country cottage which also offers a one bedroom annex, situated in the picturesque village of Fritton. The main property boasts a wealth of original and traditional style features and is offered with lounge, study, kitchen and a ground floor bathroom. On the first floor there is landing/study/playroom, two double bedrooms and an en-suite bathroom. Oil central heating and sealed unit double glazing. The annex comprises a lounge/bedroom, kitchen and shower room. The property sits in gardens to both front and side. There is also a spacious pitched roof car port. An internal inspection is essential to appreciate the finish and nature of this property. Carpets as fitted are included in the asking price.

Entrance Hall

Tiled floor, double glazed window to side aspect, entrance door.

Lounge

13'6" x 12'0" (4.14 x 3.66)

Cast iron multi fuel burner in inglenook fireplace, stairs rising to landing, bow double glazed window to front aspect, radiator, exposed timber ceiling beams, tiled floor.

Study

10'7" x 4'9" (3.25 x 1.47)

Radiator

Kitchen

12'11" x 11'10" (3.96 x 3.61)

Base and wall mounted oak fronted storage units with work tops over, butler sink with mixer tap over, plumbing for washing machine, plumbing for dishwasher, electric cooker point, double glazed window to front aspect, double glazed window to rear aspect, tiled floor, French doors to side, radiator.

Bathroom

10'3" x 7'1" (3.13 x 2.16)

Corner bath, shower in tiled cubicle, pedestal hand wash basin, low level WC, tiled walls, tiled floor, two opaque double glazed window to rear aspect, radiator.

Landing/Study/Playroom

10'5" x 7'1" (3.18 x 2.16)

Velux window, exposed timber ceiling beams.

Master Bedroom

12'9" x 11'5" (3.91 x 3.48)

Double glazed window to side aspect, radiator, door to

Ensuite Bathroom

Panel bath, pedestal hand wash basin, low level WC, part tiled walls, double glazed window to side aspect, under floor heating.





Bedroom 2

13'1" x 10'4" (4.01 x 3.15)

Built in wardrobe, double glazed window to side aspect, Velux window.

ANNEX

Lounge/Bedroom

16'6" x 10'0" (5.03 x 3.07)

Radiator, double glazed window to front aspect. door to side.

Kitchen

9'6" x 7'3" (2.9 x 2.21)

Base units, two double glazed windows.

Shower Room

Shower in cubicle, hand basin, low level WC, double glazed window.

Outside

To the front of the property there is a paved garden with flower beds and borders containing bushes, shrubs and plants. To the side of the property there is a pitched roof car port, lawned garden with flower beds and borders containing bushes shrubs and plants, timber shed, decked patio area. outside lighting. Bisected garden.

Tenure

Freehold

Services

Mains water, electricity, drainage.

Council Tax

Band C

EPC

D rating - 59

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.

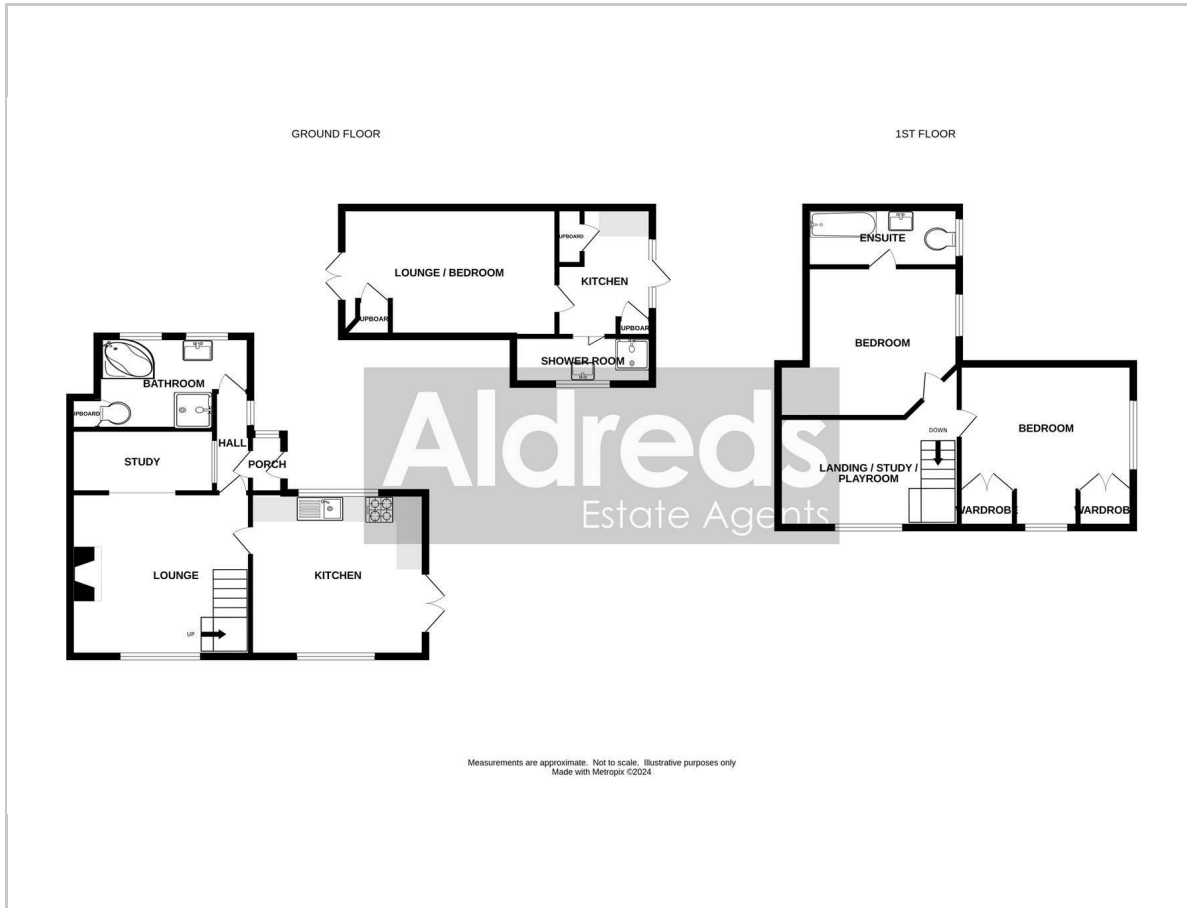
Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, past Belton and past the Caldecott Hall Country Club. On entering Fritton the property can be found on the right hand side just after the village hall.

Ref G18155/10/24



Floor Plan



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.

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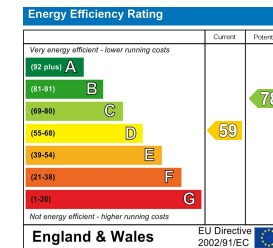
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Area Map



Energy Efficiency Graph



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