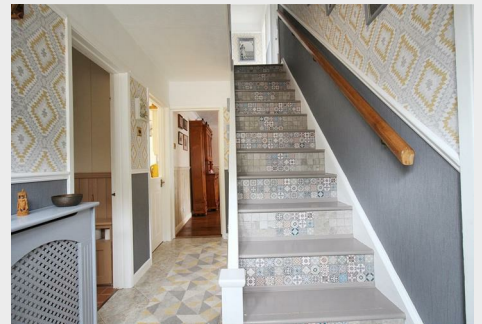


Arnolds | Keys



33 Post Office Road, Frettenham, NR12 7AB

Guide Price £375,000

- DETACHED PROPERTY
- CONSERVATORY AND GARDEN ROOM
- BEAUTIFULLY PRESENTED REAR GARDEN
- VERSATILE ACCOMMODATION
- FOUR/FIVE BEDROOMS
- EXTERNAL GAMES ROOM
- GARAGE AND WORKSHOP
- POPULAR VILLAGE LOCATION

33 Post Office Road, Frettenham NR12 7AB

* VENDOR HAS FOUND* A detached four bedroom home within the popular village of Frettenham, boasting generous and versatile accommodation with multiple reception rooms, off road parking, and a beautifully presented enclosed rear garden.



Council Tax Band: C



DESCRIPTION

Situated within the popular village of Frettenham, this beautifully presented detached property offers bright and versatile accommodation that has been extended over time to provide three reception rooms, including a garden room and a conservatory, kitchen, family bathroom and four/five bedrooms. The rear garden has been beautifully maintained by the current owners and features a fantastic games rooms; the perfect space for outdoor entertaining, along with a workshop, garage and off road parking.

ENTRANCE HALL

UPVC door to front entrance, tiled flooring, radiator, stairs to first floor with storage cupboard underneath

LIVING ROOM

Double glazed window to front aspect, solid wood flooring, radiator, wood burner with brick and tiled hearth with timber mantle surround.

KITCHEN

Double glazed window looking into conservatory, base and wall units with worksurface over housing one and a half enamel sink with drainer, space for dishwasher, washing machine, electric oven, fridge freezer, tiled flooring.

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising bath, shower cubicle with electric shower, WC and vanity unit with wash hand basin, radiator, tiled flooring, heated towel rail, extractor fan.

BEDROOM FIVE / DINING ROOM

Double glazed window to front aspect, radiator, tiled flooring.

CONSERVATORY

Windows to side and rear aspects, French doors to rear garden, tiled flooring.

GARDEN ROOM

Window to rear and side aspect, timber framed door to rear, door to garage.

STAIRS TO FIRST FLOOR LANDING

Carpet flooring, doors to all rooms.

BEDROOM ONE

Double glazed window to front aspect, built in eaves storage cupboard, carpet flooring, radiator.

BEDROOM TWO

Double glazed window to rear aspect, two built in wardrobes, radiator, carpet flooring.

BEDROOM THREE

A dual aspect room with double glazed windows to side and front, carpet flooring, radiator, built in wardrobe.

BEDROOM FOUR

A dual aspect room with double glazed window to side and rear, carpet flooring, built in wardrobe.

GAMES ROOM

A timber framed construction with two windows to side aspect and door to rear garden, tiled flooring, electric wall mounted heater.

EXTERNAL

To the front the property is approached via a paved driveway providing access to the single garage, the front garden is laid to shingle with a range of mature shrubs. To the rear the enclosed garden is well maintained and features a detached games room, garden room, summer house, greenhouse, workshop and door into the garage. The rear garden is laid to lawn with two paved patio seating areas - one sheltered by a pergola providing a quiet and secluded spot to enjoy the views of the garden.

AGENTS NOTES

This property is freehold.

Mains drainage, water and electricity connected.

LPG gas fired central heating.

Council tax band: C



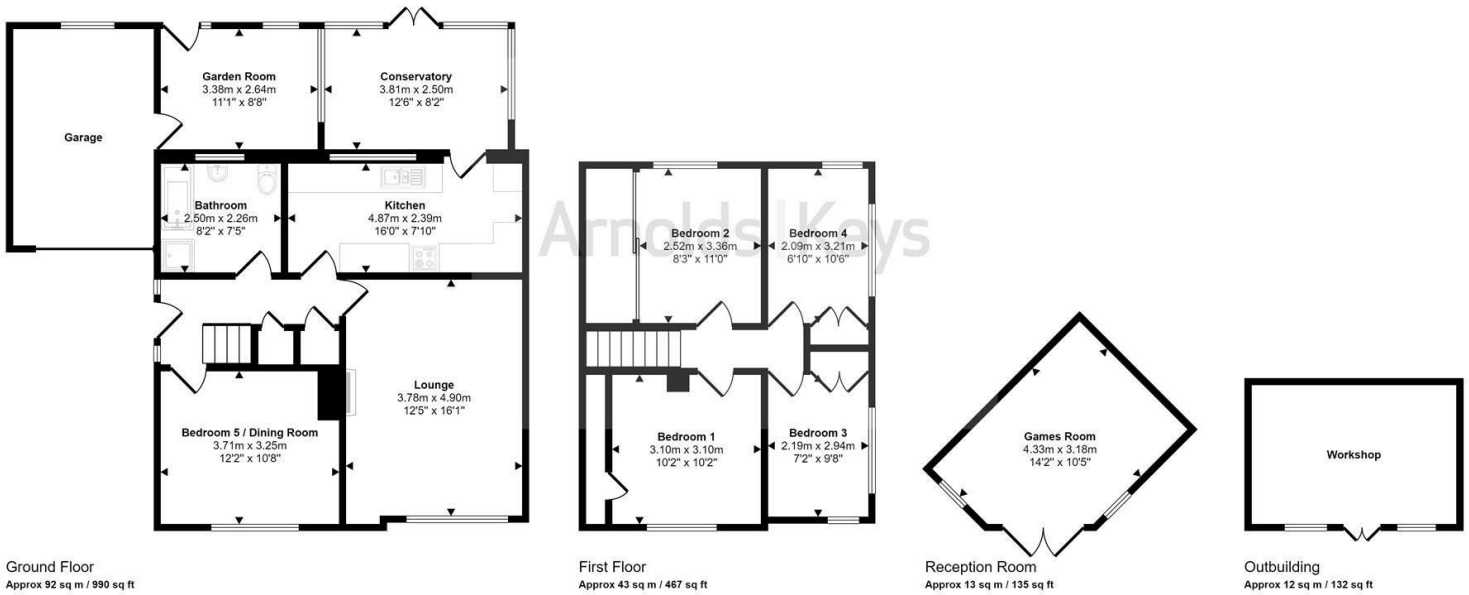
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
160 sq m / 1725 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

