



3 Mill Field Court

Frettenham, Norwich, Norfolk, NR12 7NU

BROWN & CO



3 Mill Field Court, Frettenham, Norwich, Norfolk, NR12 7NU

An executive five/six bedroom detached house in a quiet village location. Off road parking, garaging, and gardens.

£575,000



DESCRIPTION

No. 3 Mill Field Court enjoys a lovely position being one of five properties built in 2014 of brick and flint construction under pantile roof by well renowned local builders David Whiskerd. The property sits along a private cul-de-sac and offers a great deal of privacy, being well set back from the main road, and situated in a popular village location, within striking distance of Norwich.

The house is offered in excellent order throughout being approached via the front into a spacious reception hall providing access to the principal sitting room, kitchen dining room and cloakroom. The house flows beautifully with twin French doors opening into the garden room, which has underfloor heating so can be used as an extra all-year-round living space or nursery, and onto the gardens and garaging for the house. A utility room lies just off the kitchen area.

The bedroom accommodation is positioned across the first and second floors together with two-bathroom suites off the main landing. On the first floor there are four spacious double bedrooms, with an en-suite shower room to bedroom three. On the second floor there are two additional double bedrooms,

one of which is south facing with excellent views of the adjacent mill and fields and is ideal for use as a home office. The great joy of no.3 is all rooms benefit from built in wardrobes.

No. 3 Mill Field Court is approached off Mill Road into a private cul-de-sac serving three properties. No.3 is positioned on the right-hand side and predominantly faces to the east. There is off road parking to the front and a driveway leads up to the tandem garage measuring approximately 22ft. The gardens are mainly laid to lawn being fully enclosed by panel fencing; an attractive terrace adjoins the garden room.

The property is offered to the market with no onward chain.

Local authority – Broadland District Council

Services – Air source heating (underfloor heating on the ground floor), mains water, mains drainage, mains electricity.

LOCATION

Frettenham lies just off the B1150 Norwich to North Walsham Road, approximately midway between the well served centres of Spixworth and Coltishall. Norwich city centre lies approximately 6 miles to the south-west.

DIRECTIONS

Proceed out of Norwich in the direction of North Walsham and continue through Crostwick and take a left turn into Hall Lane. Continue on Hall Lane and as you approach Frettenham merge into School Road. At the end of School Road turn left into Mill Road and then take the immediate right into Mill Field Court.

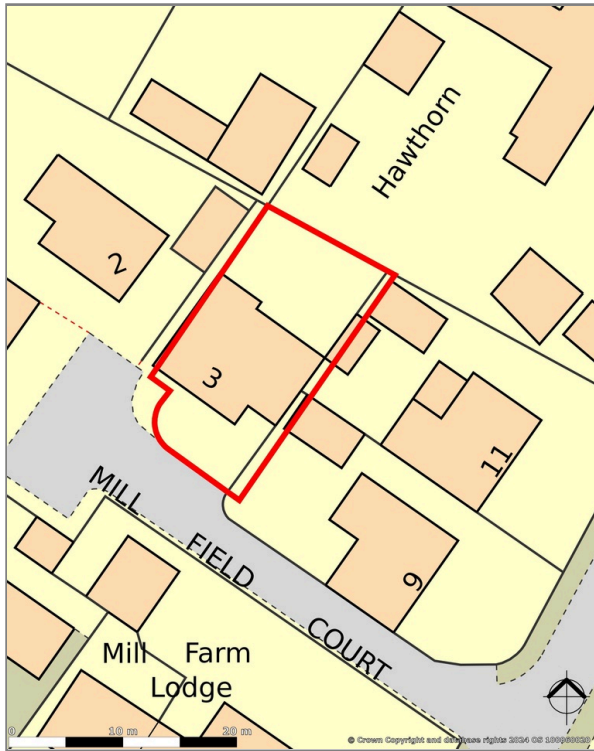
AGENT'S NOTES:

- (1) The large American style fridge freezer, dishwasher and washer dryer are included in the sale.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





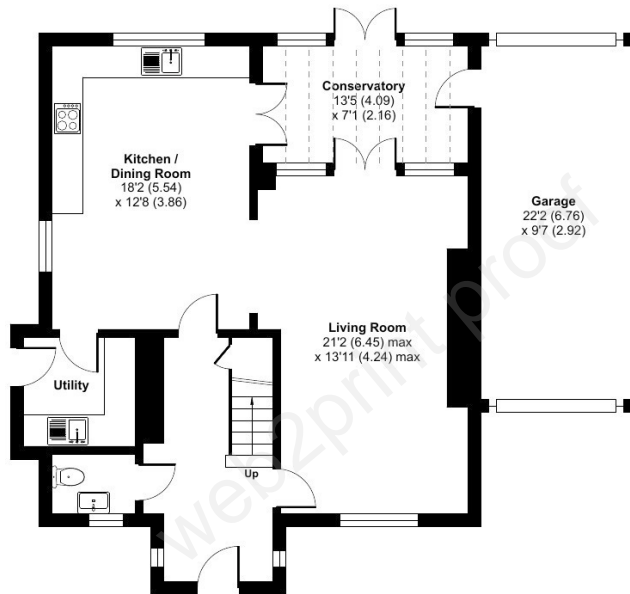


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for Brown & Co. REF: 1083999



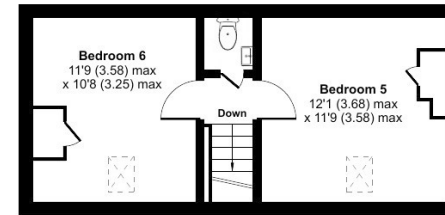
Mill Road, Frettenham, Norwich, NR12

Approximate Area = 1998 sq ft / 185.6 sq m

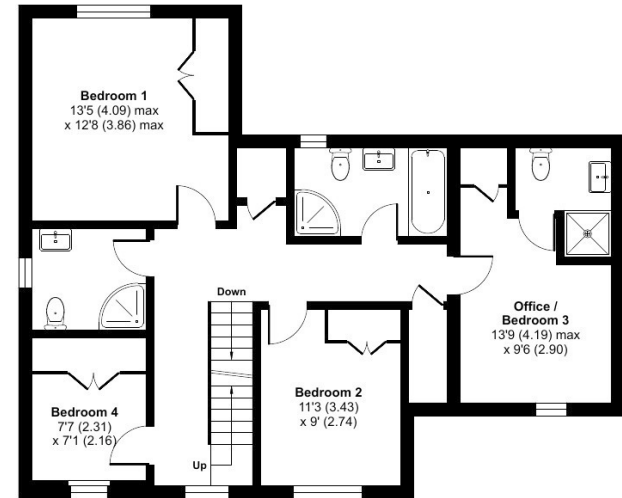
Garage = 219 sq ft / 20.3 sq m

Total = 2217 sq ft / 205.9 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

IMPORTANT NOTICES

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