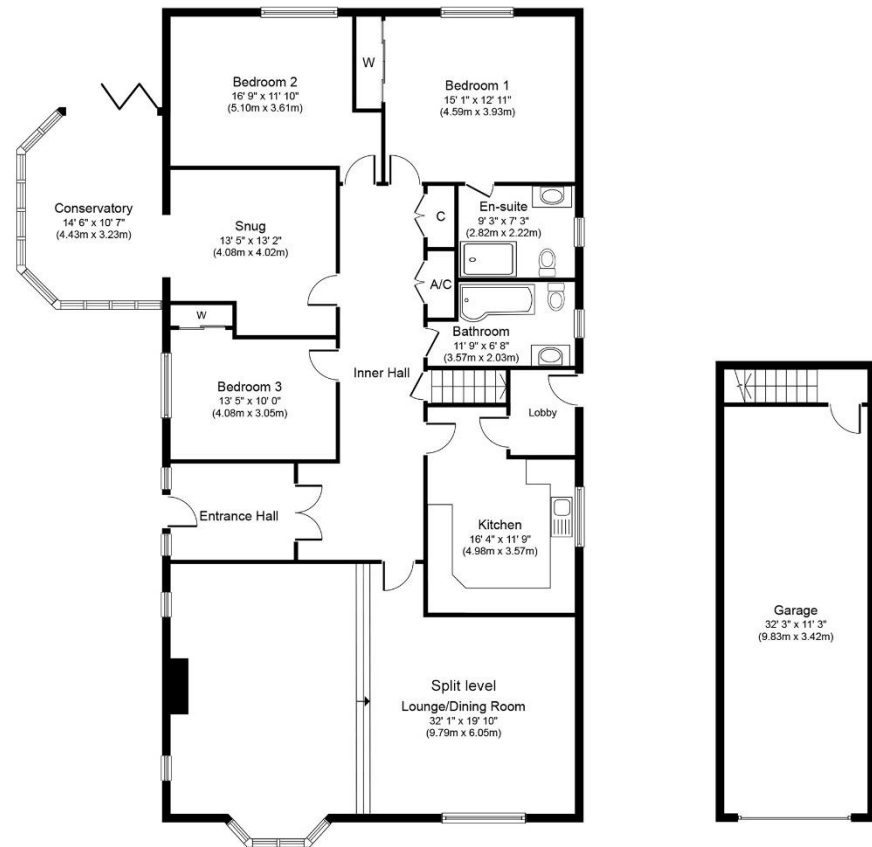


Beccles Road, Fritton, Gt. Yarmouth  
OIEO £500,000 Freehold



Approximate Floor Area  
2,208 sq. ft.  
(205.1 sq. m.)

Garage  
Approximate Floor Area  
401 sq. ft.  
(37.3 sq. m.)

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



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

rightmove

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onTheMarket.com

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PROPERTY  
PROFESSIONALS

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Executive Detached Bungalow
- Over 2200 Sq Ft Of Accommodation
- Three Double Bedrooms With Master En-Suite
- 32ft Split Level Lounge/Diner
- Luxury Kitchen With Integrated Appliances
- Re-Fitted Family Bathroom Suite
- Snug Room/Bedroom Four
- 32ft Tandem Length Garage & Parking
- Renovated Throughout
- EPC Rating D / Council Tax Band E



## Description

Iconic estate agents are delighted to offer for sale this deceptively spacious detached bungalow located in the sought after village location of Fritton, which has undergone substantial renovations.

The detached bungalow offers unrivalled accommodation which comprises; generous gated entrance hall which leads through to the substantial hallway that offers doors to all the internal rooms.

To the front there is a 32ft open plan split level lounge & dining room with the lounge boasting a recently fitted woodburning stove with feature fire place, spot lights and a bay fronted window. The 16ft kitchen has been re-fitted and boasts a servant hatch to the dining room a range of wall and base units with “Minerva” work surface over and integrated appliances which include an induction hob, oven and dishwasher, there is also a separate lobby which gives access the side of the property. From the inner hallway there is access to the three double bedrooms with the master boasting a recently re-fitted three piece en-suite shower room with a walk in shower cubicle. There is also a snug room which was previously a fourth bedroom that benefits from having a conservatory giving access to the rear garden.

The internal accommodation is completed by the re-fitted three piece family bathroom with jacuzzi bath with shower over and the stairwell which gives access to the tandem garage underneath the property.

## Outside

Outside to the front, the property offers a shingled driveway with parking for several vehicles, there is also a retained wall which creates a side garden and steps leading up to the entrance of the property.

Under the property there is a 32ft tandem double garage with electric sectional garage door, power and lighting and a stairwell that leads up to the inner hallway. To the rear there is a private lawn garden with a sunny patio and summer house along with a section for the oil tank.

## Location

The property is located within easy access to “Fritton Lake” and the Fritton community centre which can be used as additional parking for friends or family (at an additional charge). The property is also only a short drive to either Bradwell or Beccles.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Oil Fired Central Heating, Electricity and Broadband are all connected.

## Local Authority

Gt. Yarmouth Borough Council, Town Hall, Hall Plain, Gt. Yarmouth, NR30 2QF  
Council Tax E

## Tenure

Freehold

## Agents Notes:

Under Section 21 of The Estate Agency Act, the owner of the property is associated with Iconic Estate Agents.

