



**Fairway Lakes Village Caldecott Hall, Fritton Great
Yarmouth NR31 9EY**

welcome to

Fairway Lakes Village Caldecott Hall, Fritton Great Yarmouth

Beautifully positioned lodge, offering contemporary open plan living, vaulted ceilings and spacious living accommodation. The benefit of sauna, covered decked area, allocated parking & on-site facilities



Entrance Hall

Open plan entrance hall , boasting plenty off natural light

Main Bathroom

Window to side aspect, W/C, wash hand basin, corner shower cubicle, heated towel rail, extractor fan, wood laminate flooring & spotlights

Bedroom One

9' 4" x 13' 4" (2.84m x 4.06m)

Window to front aspect, wood laminate flooring, LED down lighting, & TV point,

Kitchen/diner

27' 5" x 10' 11" (8.36m x 3.33m)

Modern kitchen with window to side & front aspect & single door to rear aspect, compromising of fully fitted wall and base units & complementary marble effect work surfaces over, under floor heating, stainless steel sink and drainer, wall sockets, wooden flooring, spotlights, electric dual purpose oven & gas hob with extractor over, integrated washing machine, integrated dishwasher, & fridge freezer, breakfast bar/small island with integrated microwave

Utility Room

8' 5" x 5' 2" (2.57m x 1.57m)

Single door to side aspect, wall and base units, space/plumbing for washing machine, wood laminate flooring

First Floor

Lounge

Upstairs living area, 3 x windows & door to rear aspect giving access to balcony, wooden flooring, high vaulted ceilings, spotlights, TV point, wall sockets, built in under eaves storage. and door to bedroom two

Bedroom Two

13' 5" x 9' 5" (4.09m x 2.87m)

2 x windows to front aspect, carpeted flooring, spotlights, & 2 x built in storage cupboards with door to en-suite

En-Suite

Vaulted ceiling with Velux window, bath with shower over, W/C, wash hand basin, partially tiled walls, wooden floorboards, spotlights & built in storage cupboard

Outside Rear

Large, covered decking & lounging area for those who enjoy Alfresco dining & entertaining friends and family. with hot tub & space for BBQ

Agents Notes

The Fairway Lakes Site has 4 electric car charging points



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welcome to

Fairway Lakes Village Caldecott Hall, Fritton Great Yarmouth

- ***Unique Scandinavian Style Lodge***
- Two Bedrooms/Ensuite & Downstairs Shower Room
- Covered Decking Area with Hot Tub
- Allocated Parking
- Spacious Living Area

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107242 - 0011

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william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk