



Fairway Lakes Village, Fritton Great Yarmouth NR31 9EY

welcome to

Fairway Lakes Village, Fritton Great Yarmouth

A stunning Scandinavian Lodge, with sleek modern design, featuring a spacious open plan lounge/kitchen & dining area that seamlessly opens onto a picturesque balcony overlooking the lake. Call us today on (01493) 661999



Ground Floor Entrance Hall

A welcoming entrance hall, comprising of door to front aspect, wood effect laminate flooring, under floor heating, spotlights, large storage cupboard, housing boiler/fuse box & washing machine, inset with space for desk & carpeted stairs to first floor

Bathroom

DG Opaque window, P-Shaped bath with mixer tap & rainfall shower attachment, wash hand basin with vanity under, W/C, heated towel rail, tiled flooring, partially tiled walls, spotlights, extractor fan & under floor heating

Bedroom One

13' 2" x 12' 11" (4.01m x 3.94m)

DG window to side aspect, laminate flooring, spotlights, TV point, wall sockets, under floor heating & fully fitted wardrobes

Bedroom Two

9' 8" x 11' 7" (2.95m x 3.53m)

DG window to side & uPVC door leading to decking area. Laminate flooring, wall sockets, under floor heating & spotlights

Bedroom Three

DG window, spotlights, wall sockets, under floor heating, & laminate flooring

En-Suite Shower Room

Modern suite with Opaque DG window to side aspect, wash hand basin with vanity unit under, W/C, shower cubicle with glass sliding door & rainfall shower, heated towel rail, tiled flooring, under floor heating, tiled walls, spotlights & extractor fan

First Floor

Lounge/Kitchen & Diner

21' 3" x 25' 6" (6.48m x 7.77m)

A stunningly designed space. This is the perfect central gathering hub for relaxing & entertaining with 10 x DG windows & uPVC door leading to a spacious balcony area.

Lounge - Vaulted ceiling, wood effect laminate flooring, spotlights, TV point, loft access & under floor heating

Kitchen - A modern & well-appointed kitchen. A range of fully fitted wall & base units with complimentary granite effect roll top work surfaces over, 1.5 bowl sink & drainer with stainless steel mixer tap, Integrated fridge & freezer, 2x built in electric ovens & combi microwave & grill, gas hob & extractor over, power points, spotlights, wine cooler, integrated dishwasher, space for dining table & a convenient office space with beautiful views of the lake

Wc

Opaque DG window to side aspect, wash hand basin with vanity unit under, W/C, wood effect laminate flooring, spotlights & under floor heating

Rear Exterior

To the side of the property is a serene private garden area, with tiled area for outdoor seating, amidst lush potted plants, bordered by shingle, offering seclusion and tranquility. A stunning feature wall enhances privacy while providing a picturesque backdrop, with breathtaking views of the tranquil lake and the natural beauty of wildlife. A vast lush lawn that surrounds the lake, providing the perfect outdoor space for those that enjoy relaxing, family activities & Alfresco dining & entertaining. With the added benefit of a first first floor balcony & covered decking area to the ground floor

Parking

Allocated parking to the front of the lodge for up to two vehicles

Agents Notes

Within the Country Park is an 18 hole par 73 Golf course and a 9 hole par 3 short course. The golf clubhouse provides a full evening bar and a restaurant serving evening meals, Sunday roasts with occasional evening entertainment. Also situated on

site is the Barnworks Fitness and Spa featuring spa services, gym and an indoor heated swimming pool. The many lakes scattered around the site offer by request "catch and release" carp fishing. Lastly the Redwings Horse Sanctuary is also onsite which as well as offering pleasant walks around the sanctuary, also has an onsite gift shop and Oliver's Café



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welcome to

Fairway Lakes Village, Fritton Great Yarmouth

- Luxurious 3 bedroom Scandinavian Lodge
- CHAIN FREE
- Enviable Location, Situated on a Well Positioned Plot
- Modern & Contemporary Feel With Under Floor Heating Throughout
- Beautiful Scenic Views of the Lake

Tenure: Leasehold EPC Rating: C

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.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107414 - 0005

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