



**Caldecott Cottages, Fritton Great Yarmouth NR31 9EY**



**welcome to**

## **Caldecott Cottages, Fritton Great Yarmouth**

Beautifully positioned semi-detached cottage, offering contemporary & spacious living accommodation, with separate annex and a well presented landscaped garden, set within a rural location



### Entrance Porch

6' 10" x 7' 1" ( 2.08m x 2.16m )

A welcoming entrance porch, comprising of double glazed uPVC entrance door to front and window to side aspect, vinyl flooring, ceiling light, and access to ground floor reception rooms

### Lounge

10' 10" x 20' 8" ( 3.30m x 6.30m )

A beautiful and spacious living area, a perfect space to relax as a family, with double glazed window to front aspect, wood flooring, coved ceiling, 2 x pendant ceiling lights, electric radiator, TV point, wall sockets, and stunning brick-built wall featuring a wood burning stove and alcoves with shelving, creating a cosy and stylish focal point, offering both warmth and storage. Access to storage cupboard and stairs to first floor landing

### Open Plan Kitchen/Dining Room

18' 10" x 11' 10" ( 5.74m x 3.61m )

A Modern and well-appointed open plan bespoke kitchen/diner, with double glazed window to rear, 2 x skylights and uPVC patio doors, allowing access to enclosed rear garden.

A range of wall and base units with complimentary wood effect worksurfaces over, 1.5 bowl ceramic sink and drainer with brass mixer taps, space for double electric oven and canopied stainless steel extractor over, integrated dishwasher and fridge/freezer, 2 x feature adjacent brick built walls, coved ceiling, inset ceiling spotlights, wood laminate flooring, power points, and electric radiator

### Ground Floor Bathroom

8' 7" x 6' 3" ( 2.62m x 1.91m )

A modern bathroom suite, with double glazed flat skylight, panelled bath with mixer tap, and hand held shower attachment, wash hand basin, W/C with concealed cistern unit, walk in shower cubicle 7.05 x 2.09, with electric shower attachment, vertical heated towel radiator, fully tiled walls, tiled flooring and extractor fan

### Main House Utility Room

7' 9" x 7' 11" ( 2.36m x 2.41m )

Double glazed skylight, base units with wood effect worksurfaces over, tiled splashback, composite sink and drainer with mixer taps, plumbing for washing machine and tumble dryer, space for free standing fridge/freezer, coved ceiling, power points, ceiling light and vinyl flooring

### Annex Living Room

15' 2" x 12' 6" ( 4.62m x 3.81m )

uPVC double glazed patio doors to rear aspect, allowing access to private side garden. Double glazed skylight, wood laminate flooring, inset with TV point, wall sockets, inset ceiling spotlights, coved ceiling, electric radiator and doors allowing access to utility room and double bedroom

### Annex Bedroom

13' 9" x 9' 5" ( 4.19m x 2.87m )

2 x Double glazed windows to side aspect, built in double wardrobe, inset ceiling spotlights, coved ceiling, wall sockets, wood laminate flooring, and electric radiator

### Annex Kitchen

11' x 5' 5" ( 3.35m x 1.65m )

Double glazed window to side aspect. A range of wall and base units with complimentary marble effect worksurfaces over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, built in electric oven and hob with stainless steel canopied extractor fan over, power points, tiled flooring, tiled splashback

### First Floor Accommodation

#### Master Bedroom

8' 10" x 12' 10" ( 2.69m x 3.91m )

Double glazed window to front aspect, carpeted flooring, ceiling light, 2 x pendant hanging lights over bed, wall sockets, and electric radiator

#### Bedroom Three

7' 5" x 7' 10" ( 2.26m x 2.39m )

Currently used as a dressing room.

Double glazed window to rear aspect, carpeted flooring, wall sockets, electric radiator, and ceiling light

### Bedroom Four

9' 6" x 6' 4" ( 2.90m x 1.93m )

Double glazed window to side aspect, carpeted flooring, wall sockets, ceiling light and electric radiator

### Family Bathroom

11' x 6' 7" ( 3.35m x 2.01m )

Modern 3 piece-suite, with panelled bath with gold mixer taps and electric shower attachment over, wash hand basin, W/C, tiled walls, inset ceiling spotlights, vertical heated towel radiator, and tiled flooring

### Rear Garden

This stunning fully enclosed landscaped rear garden is a true sanctuary, offering both beauty and privacy. Surrounded by a combination of timber and brick post fencing. At the heart of the garden lies a charming brick patio that gracefully menders through the middle, serving as a perfect spot for outdoor seating. This inviting patio not only creates a cosy area for relaxation but also acts as a pathway leading to two adjacent lawned areas. One of these lawns features attractive stepping stone pavers that guide you to comfortable loungers. Throughout the garden, raised timber planters add dimension and interest, brimming with an array of vibrant shrubs, colourful plants, and mature trees, enhancing the overall aesthetic. And to the side, a lovely rockery area is complemented by a water feature. Additionally, The garden is also equipped with two storage sheds, providing ample space for your gardening tools and outdoor equipment, currently used as a games room. There is gated access to a further garden area to the side and to the front of the property, allowing for easy entry and exit.

### Front Exterior

An aesthetically pleasing front exterior, the ground is primarily covered with finely coloured shingle, small,



**view this property online** [williamhbrown.co.uk/Property/WEA107734](http://williamhbrown.co.uk/Property/WEA107734)



**welcome to**

## **Caldecott Cottages, Fritton Great Yarmouth**

- Four Bedroom Semi-Detached Cottage, Located Within Caldecott Country Park
- Separate Annex, with Double Bedroom
- Nestled in a Picturesque Setting
- Beautifully Presented Throughout and High Spec Finishes
- Bespoke Kitchen

Tenure: Freehold EPC Rating: E  
Council Tax Band: B



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WEA107734](https://williamhbrown.co.uk/Property/WEA107734)



Property Ref:  
WEA107734 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01493 661999**



[Gorleston@williamhbrown.co.uk](mailto:Gorleston@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**