



New Road, Fritton Great Yarmouth NR31 9HR

welcome to

New Road, Fritton Great Yarmouth

Discover the allure of Waveney, New Road, where village living meets convenience. William H Brown are delighted to present to you this Exceptional 3 bed detached house, renovated to a high standard throughout. This stunning family home is situated within the desirable village location of Fritton



Entrance Porch

6' 9" x 7' 4" (2.06m x 2.24m)

A welcoming entrance porch, comprising of double glazed uPVC entrance door to front, and double glazed windows to front and side aspect, inset ceiling spotlights, smooth plastered ceiling, flat panel white vertical radiator, ceramic tiled flooring, and door with access to...

Cloakroom

5' x 3' 10" (1.52m x 1.17m)

Double glazed opaque window to side aspect. Quartz gloss white combination unit with W/C and wash hand basin, smooth plastered ceiling, wall mounted electric radiator, ceramic tiled flooring, ceiling light and vanity unit

Entrance Hall

5' x 8' 10" (1.52m x 2.69m)

A bright entrance hall, with engineered oak flooring, coved ceiling, understairs storage cupboard, ceiling light, smooth plastered ceiling, wall sockets, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

Lounge

21' 5" x 11' 5" (6.53m x 3.48m)

A perfect central gathering hub, to relax as a family, comprising of double glazed bay fronted window and adjacent uPVC double glazed single door and glass panelled windows to either side, allowing views of the rear garden. Engineered oak flooring, 2 x ceiling lights, 2 x vertical flat panel radiators, and additional radiator under window, wall sockets, TV point, coved ceiling, smooth plastered ceiling, and feature electric fireplace with wooden mantle and marble heath

Kitchen/Diner

Open plan Kitchen/Diner - Kitchen - 14.02 - 19.05 - Dining Room - 10.07 -18.08

Double glazed windows to front and rear, uPVC single door to rear, opening out into rear garden and 3 Velux windows with remote and sensor, both with

bespoke fitted blinds.

Kitchen - High quality and contemporary bespoke built in units, finished in a high gloss white. The main feature being the island with built in draws, and wooden worktop, propane gas hob and stainless steel island cooker hood. Additionally the kitchen offers a range of built in wall and base units with complimentary square edge grey laminate worksurfaces over, concealed NEF oven and grill, integrated fridge/freezer, and dishwasher, plumbing for washing machine, ceramic 1.5 sink and drainer with stainless steel mixer taps, inset ceiling spotlights, engineered oak flooring, power points, radiator, and smooth plastered ceiling.

Dining Room - Engineered oak flooring, inset ceiling lights, flat panel vertical radiator, wall sockets TV point, and smooth plastered ceiling

First Floor Accommodation Landing

Double glazed window to side aspect. Carpeted flooring, coved ceiling, ceiling light, loft access smooth plastered ceiling, and doors allowing access to first floor bedrooms and family bathroom

Master Bedroom

9' 9" x 16' 2" (2.97m x 4.93m)

7.08 Into recess

Double glazed window to rear aspect. Carpeted flooring, fan ceiling light, radiator, wall sockets, smooth plastered ceiling, coved ceiling, and space for free standing wardrobes

Bedroom Two

8' 9" x 11' 5" (2.67m x 3.48m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, smooth plastered ceiling, TV point and space for free standing wardrobe

Bedroom Three

11' 8" x 9' 6" (3.56m x 2.90m)

Double glazed window to front aspect. Carpeted

flooring, radiator, ceiling light, smooth plastered ceiling, wall sockets and built in storage cupboard

Family Showerroom

9' 7" x 5' 3" (2.92m x 1.60m)

A stunning and stylish 3 piece suite, with DG opaque window to side aspect. A curved white gloss vanity with concealed wash hand basin and mixer taps, W/C, walk in shower cubicle with chrome thermostatic square shower head and handset, fully tiled in a modern design. Hardwood laminate flooring, inset ceiling spotlights, extractor fan, heated towel radiator and wall mounted white gloss vanity unit

Garage

28' 2" x 11' 4" (8.59m x 3.45m)

Large double set with a electric remote roller garage door. Three fob keys for easy closing and opening from car. Double glazed single door to side. Lighting and ample electric plugs can be found inside the garage.

Outbuilding

21' x 9' 7" (6.40m x 2.92m)

Power and lighting

Summer House

10' x 10' (3.05m x 3.05m)

Power and lighting

Rear Garden

A stunning landscaped 1/4 Arce rear garden, fully enclosed by a robust timber and brick post boundary, providing added privacy. The garden is predominantly laid to lawn, creating a perfect canvas for relaxation, family activities and recreation. At the rear a large raised decking area features a charming summer house, and outdoor seating area, ideal for leisurely afternoons. Adjacent is an immaculate large sandstone paved patio area that outlines the space beautifully and serves the ideal spot for outdoor gatherings and enjoying the surroundings. An additional decking area boasts a feature pergola that



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welcome to

New Road, Fritton Great Yarmouth

- Exquisite 3 Bedroom Detached Family Home
- Beautifully Presented Throughout and High Spec Finishes
- Spacious Reception Rooms
- Large Double Garage and Driveway
- Expansive Rear Garden with Outbuilding & Summerhouse

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

guide price

£550.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107914 - 0002

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