

abbotFox



Fritton, Great Yarmouth
Guide Price £230,000 - £240,000

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox presents a beautifully updated detached lodge at Fairway Lakes, combining recent improvements with a refined finish to create a home that feels both modern and established. The approach is welcoming, enhanced by a recently added porch, opening into a neatly arranged interior where underfloor heating runs beneath a tiled ground floor for everyday comfort. The kitchen diner forms the heart of the home spacious and thoughtfully updated, with a U-shaped layout balancing practicality and sociability. Light enters from multiple aspects, while doors open onto a covered decked terrace, extending the living space outdoors. A recently improved utility room keeps the main areas uncluttered, while a recently installed boiler and upgraded heating controls add further efficiency. The ground floor also offers a well-proportioned second bedroom and a neatly appointed bathroom, finished with the same understated quality found throughout.

Upstairs, the character of the lodge becomes more apparent with gently sloping ceilings and an elevated outlook. The lounge is a standout space bright, airy, and opening directly onto a terrace where the fresh air and surrounding views become part of daily life. It's a room equally suited to quiet evenings or entertaining guests.

The principal bedroom sits alongside, offering a calm retreat complete with its own en-suite shower room, thoughtfully designed to continue the cohesive feel of the home.

Outside, the lifestyle appeal continues. A superb sun terrace to the side is framed by established shrubs, creating privacy while enjoying sunlight throughout the day. To the rear, a terrace with hot tub adds a more indulgent touch, while practical additions including an EV charging point and parking for two vehicles ensure the property remains as functional as it is inviting.

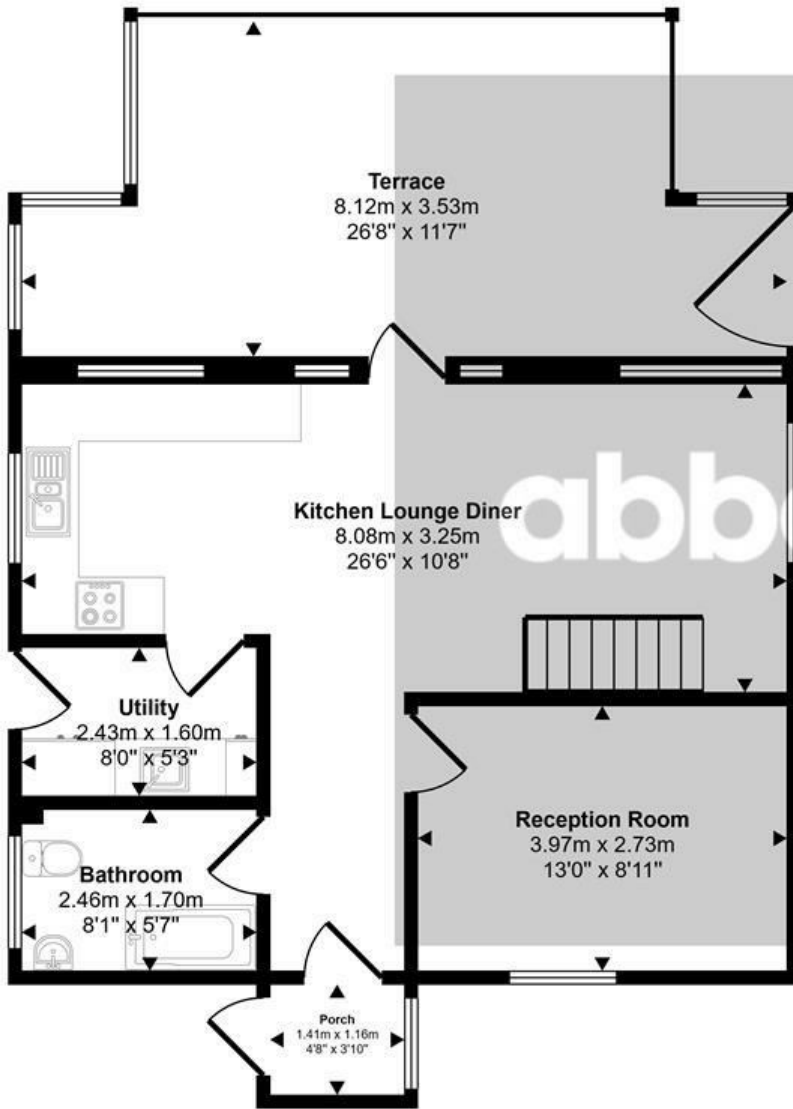




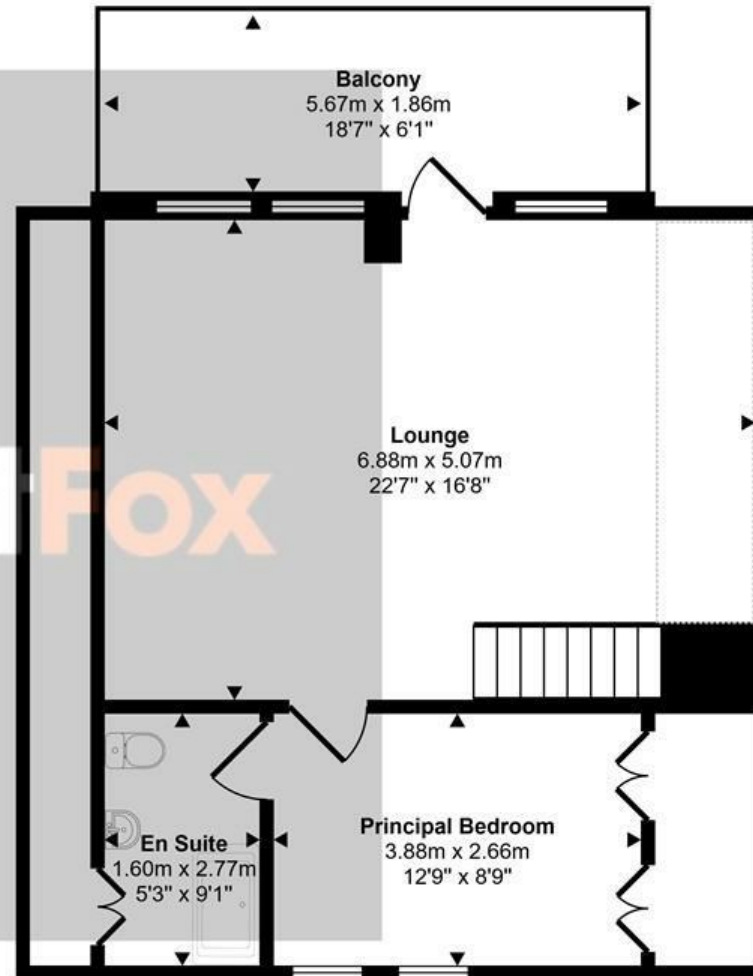


THE HIGHLIGHTS _____

- Detached freehold lodge
- Two double bedrooms
- Exceptional living space
- Covered decked area with hot tub
- High quality finish throughout
- Parking for two vehicles
- Excellent on-site facilities
- Private first floor terrace
- Viewing advised
- Guide price £230,000 - £240,000



Ground Floor
Approx 78 sq m / 843 sq ft



First Floor
Approx 60 sq m / 648 sq ft

abbotFox

Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING - D

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.