



Lodges & Caravans
FOR SALE



15 Fairway Lakes Caldecott Hall, Fairway Lakes Village, Fritton, NR31 9EY

Price £230,000

- Scandinavian style wooden lodge
- Two floors with stunning views
- Ground floor family bathroom
- Two terraces, one with hot tub
- Close to Norfolk Broads, golf course
- Freehold property, no ground rent
- Main bedroom with ensuite
- Triple glazed, underfloor heating
- Dedicated parking with EV charging
- Walking distance to pool, restaurant

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Nestled within the picturesque Caldecott Hall, Fairway Lakes Village in Fritton, this charming Scandinavian-style wooden lodge offers a delightful retreat for those seeking both comfort and natural beauty. Spanning 625 square feet, this freehold property, built in 2010, features two well-appointed bedrooms and two bathrooms, making it an ideal choice for families or couples.

The upper floor boasts a spacious living room that presents stunning views, perfect for relaxation or entertaining guests. The main bedroom, located on the first floor, includes an ensuite bathroom, while the ground floor bedroom conveniently accesses a family bathroom. A utility room enhances practicality, providing space for a washer and dryer, as well as additional storage.

This lodge has been thoughtfully upgraded and refurbished over the past three years, showcasing new tiled flooring throughout the ground floor, a modern kitchen equipped with a dishwasher, sink, and hob, as well as a new boiler and heating controls. The property benefits from triple glazing and underfloor heating, which can be controlled remotely, ensuring comfort year-round.

Outdoor living is equally impressive, with two terraces—one off the living room and another on the ground floor featuring a luxurious five-person hot tub. The sun patio, surrounded by mature hedging, offers a private space to unwind. Additionally, two dedicated parking spaces with EV charging are included.

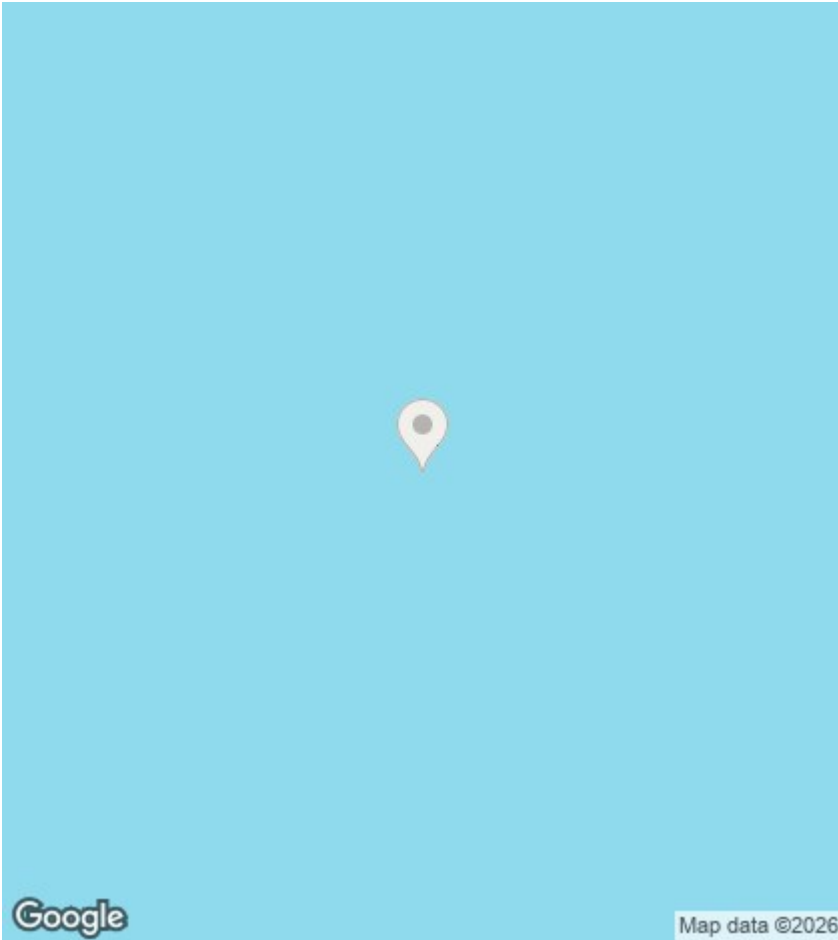
Residents enjoy 365-day use of the lodge, with annual maintenance charges of approximately £2000 and no ground rent due to its freehold status. The location is superb, just a short walk from the indoor swimming pool, the renowned Barn One restaurant, and the scenic Caldecott Hall Golf Course. The site also features the Redwings horse sanctuary and café, along with numerous walking paths through beautiful forests.



Council Tax Band: C







Directions

Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	