



School Road, Frettenham - NR12 7LL



School Road

Frettenham, Norwich

A RARE OPPORTUNITY to acquire this CHARACTERFUL DETACHED COTTAGE with a recently refurbished high-end self-contained annex sat to the right hand side of the home giving the perfect opportunity for multigenerational living, set on an impressive 0.48 ACRE PLOT (stms), offering a perfect blend of period charm and modern versatility. The main residence welcomes you with FOUR RECEPTION ROOMS, including a SITTING ROOM WITH WOOD BURNER and a DINING ROOM WITH STUNNING INGLENOOK FIREPLACE, ideal for family gatherings or cosy evenings. The flexible layout boasts FOUR VERSATILE BEDROOMS, with the added convenience of a GROUND FLOOR BEDROOM (perfect for guests or multi-generational living) alongside the separate ANNEX. There is both a GROUND FLOOR and FIRST FLOOR BATHROOM, while the SEPARATE ANNEX, presented in EXCELLENT CONDITION, offers a HIGH-END FOUR PIECE SUITE and its own private entrance ideal for extended family, guests, or home office use. A WEALTH OF POTENTIAL exists to further enhance the existing layout, with options to add additional bedrooms or living space if desired. The property is further complemented by AMPLE OFF ROAD PARKING for family and guests, and an EXPANSIVE BESPOKE WORKSHOP (in fantastic condition) ready for hobbies, storage, or creative pursuits.



The expansive gardens are lined with mature trees and rolling open lawn giving the outside of the home a wealth of potential also as well as a great space for the family to enjoy the warmer months.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Characterful Detached Cottage On 0.48 Acres Of Land (stms)
- Separate Annex In Excellent Condition With It's Own Outside Space
- Four Reception Rooms Including Characterful Sitting Room With Wood Burner & Dining Room With Inglenook Fireplace
- Four Versatile Bedrooms Including A Ground Floor Bedroom To The Main Residence
- Wealth Of Potential To Add Further Bedrooms & Living Space In The Existing Layout
- Both a Ground Floor & First Floor Bathroom With High End Four Piece Suite In The Annex
- Expansive Gardens Including A Bespoke Workshop In Fantastic Condition
- Ample Off Road Parking For Family & Guests

Frettenham lies just off the B1150 Norwich to North Walsham Road, approximately midway between the well served centres of Spixworth and Coltishall. The village offers a local school and Pub. Norwich City Centre lies approximately 6 miles to the south-west.



SETTING THE SCENE

The property is set back from the street behind a five bar swinging timber gate, which leads to an open shingle driveway suited to the parking for multiple vehicles to accommodate friends and family. To the right, the Annex can be accessed through a separate entrance while at front of the main residence, a garden room creates the ideal larger porch entrance space, as well as the ideal area to sit and enjoy a morning coffee, with the entrance to the main residence coming through a traditional solid wooden door.

THE GRAND TOUR

Upon entering, four reception rooms create a versatile layout on the ground floor, with initially a dining room featuring period-style red brick inglenook fireplace with exposed wooden beams and feature walls, whilst a similarly attractive sitting room sits just next door to this with a separate wood-burning fire for those cosier evenings. To the front of the home, alterations have since created a bespoke utility room with stable doors leading out towards the garden and workshop, with plumbing for each washing machine and tumble dryer alongside additional storage. Just beyond this is a ground floor bathroom complete with a predominantly tiled surround, wall-mounted radiator, and frosted glass window to the outside of the home. Ideal for multi-generational living, the first of the double bedrooms is located at the very end of the hallway, leaving more than enough room for a large double bed with additional soft furnishings and storage solutions.

Towards the rear of the property, at the adjacent side, a versatile family room looks onto the rear gardens with an open flooring measuring some 15' in length, creating the ideal area for a separate sitting room space or home office working. The kitchen is set around a central island where a multitude of wall and base-mounted storage units are partnered with attractive mosaic-style tile splashbacks with an electric oven and gas hob range cooker situated underneath an extraction fan.

The first floor landing gives access to three further bedrooms within the home, with each being more than large enough to accommodate a double bed with further storage solutions and soft furnishings. To the left of the stairs, a first floor family bathroom features part vaulted ceilings and a wall-mounted heated towel rail. The adjacent side of the home offers a wealth of potential to create a sizable primary suite, where access was formerly had here through a secondary set of stairs.

The annex is presented in immaculate condition, having undergone a recent full refurbishment by the current owners. As you step in, a modern high-end kitchen offers a range of bespoke wall and base-mounted cabinetry set around square-edged solid wood work surfaces with an enamelled sink and brushed brass tap. To the rear of the room, the property opens up to leave more than enough space for a sitting room suite with uPVC double glazed French doors leading towards a separate and private garden space. A large double bedroom sits at the very front of the property, looking over the driveway to the front of the home. Whilst a stunning four piece family bathroom suite features both a roll-top oval bath and walk-in shower units with rainfall shower head and attractive tile finish.

FIND US

Postcode : NR12 7LL

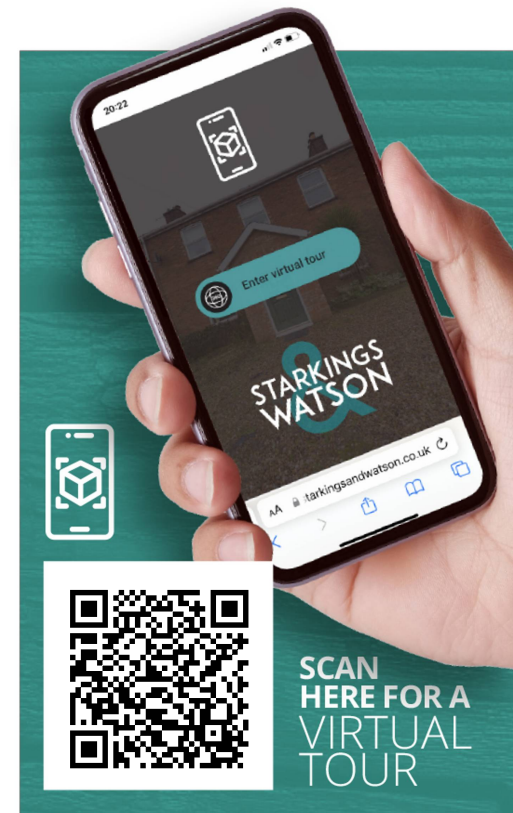
What3Words : ///shall.idea.pest

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Please note, the home was originally two cottages which in time became one. The large bedroom on the first floor in the main residence used to have a separate staircase making it easily accessible but was removed as part of remodelling plans. While at this time this cannot be used as a bedroom, with some alterations this could make a sizeable primary bedroom suite for the main residence.



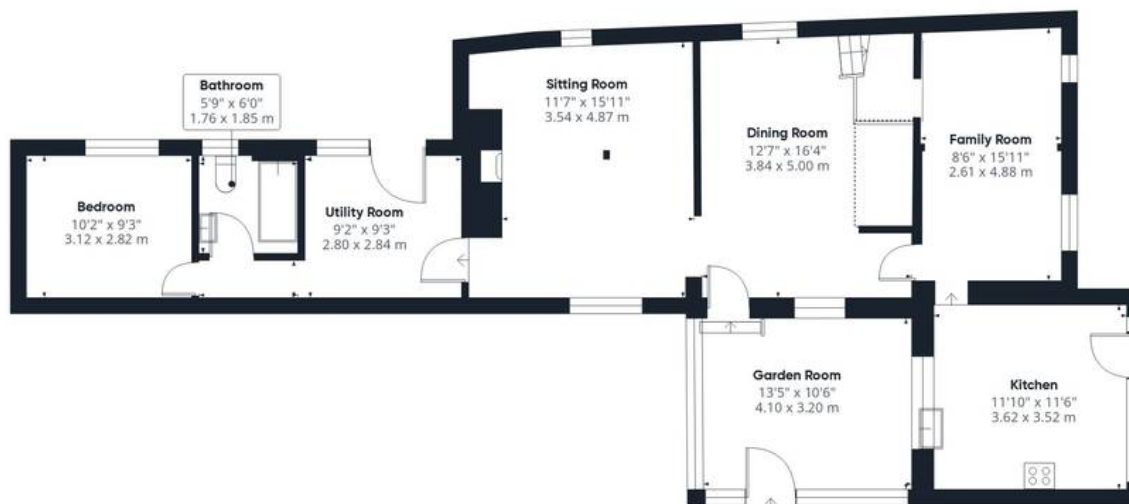




THE GREAT OUTDOORS

The rear gardens are expansive with rolling lawn offering yet more potential for further growth and development, as well as just a fantastic space to enjoy the warmer months with friends and family. Patio seating areas are accompanied by raised colourful planting beds where a multitude of mature shrubbery and flowering plants create a colourful haven, with a large canopy of trees adding to the privacy of the home. Towards the front of the plot and just off from the utility room is a bespoke workshop complete with a timber finish, electrics, and insulation, making this the perfect workshop or external home space, as well as potential entertainment area if required.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2267 ft²

210.7 m²

Reduced headroom

98 ft²

9.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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