

propertyladder



Shirley Close, Frettenham, NR12

A beautifully presented Two Bedroom detached bungalow enjoying a peaceful village With No Onward Chain!

ASKING PRICE OF £300,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

MODERN COMFORTS IN A COUNTRYSIDE SETTING!

Set back in a quiet and sought-after location, the property immediately creates a warm and welcoming impression, with its well-maintained appearance and attractive surroundings. Once inside, the sense of space and natural light becomes immediately apparent, while the neutral décor throughout provides a superb blank canvas for new owners to make the home their own.

The spacious living room is a particularly inviting area, centred around an attractive fireplace which creates a cosy focal point and the perfect place to relax. The newly fitted kitchen has been thoughtfully designed for modern everyday living, offering generous workspace and storage.

The accommodation continues with two generous double bedrooms and a large single bedroom, all served by a modern family bathroom fitted with a bath and shower over, wash basin and WC.

One of the property's most exciting features is the generous loft space, offering excellent potential for conversion, subject to the necessary planning permissions and building regulations.



“backing directly onto open rolling fields, creating a wonderfully peaceful and picturesque outlook”



Overview

- Detached three-bedroom bungalow
- Peaceful and sought-after village setting
- Backing onto open rolling fields
- Newly fitted modern kitchen
- Spacious living room with fireplace
- Two generous double bedrooms
- Private enclosed rear garden
- Loft conversion potential (STP)
- Garage and driveway parking for up to three cars
- Offered with no onward chain





Location

Shirley Close is situated within the popular Norfolk village of Frettenham, a peaceful rural setting conveniently positioned to the north of Norwich. The village offers a strong sense of community alongside everyday amenities including a village hall, local pub and nearby schooling options.

Excellent road links provide straightforward access into Norwich city centre, while the nearby Northern Distributor Road offers easy connections across Norfolk. The surrounding countryside, Broads and North Norfolk coastline are all within convenient reach, making Frettenham an ideal location for those seeking village living without sacrificing accessibility.

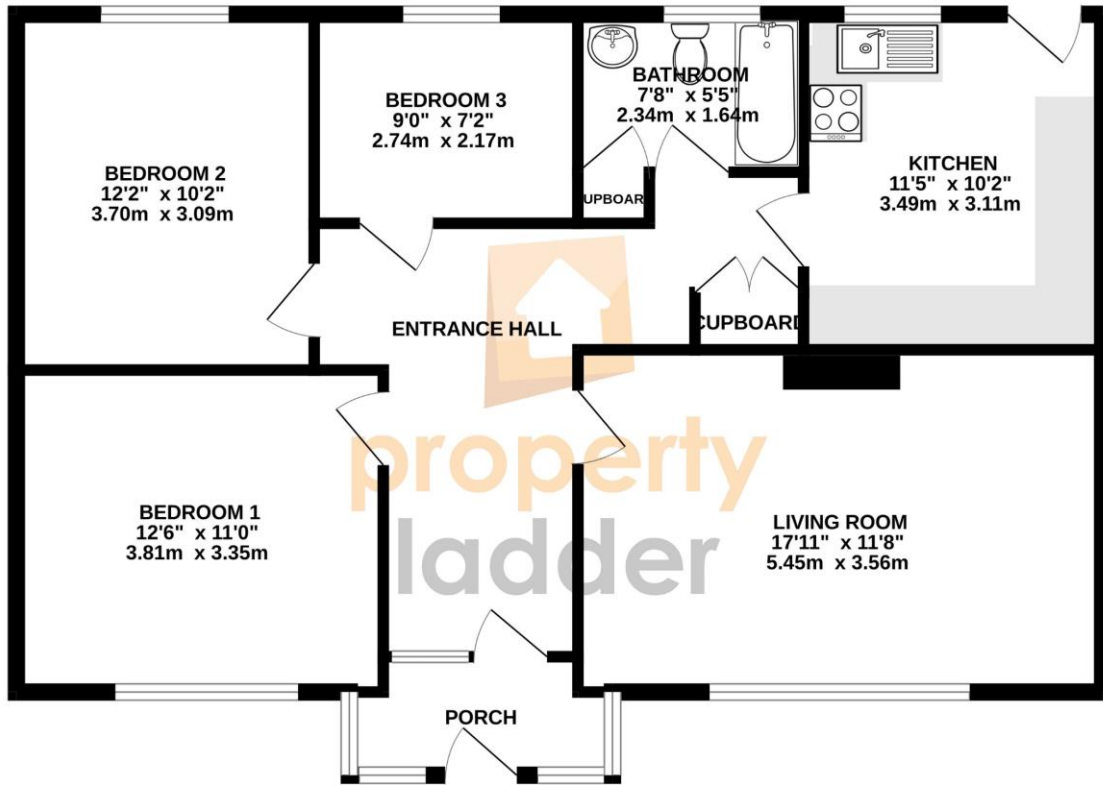


Outside

The bungalow enjoys a private and enclosed rear garden, mainly laid to lawn and backing directly onto open rolling fields, creating a wonderfully peaceful and picturesque outlook. To the front, lawned areas and established shrubs provide privacy, while the driveway offers parking for up to three vehicles alongside a single garage.

Combining a tranquil village setting with well-presented accommodation and future potential, this delightful bungalow will appeal to downsizers, small families and anyone seeking a quieter pace of life within easy reach of Norwich and the Norfolk countryside. The property is also offered with no onward chain, helping ensure a smoother and more hassle-free transaction.

GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be read as such by the user.

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, ELECTRIC CENTRAL HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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