



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



25 Mayton Avenue, Frettenham, Norfolk, NR12 7LH

A beautifully presented detached family home, thoughtfully extended and modernised to create a spacious and contemporary home, ideally suited to modern family living. Situated in the desirable Broadland village of Frettenham, the property enjoys a peaceful setting within easy reach of a range of local amenities, including a pre-school and primary school, the popular Rose and Crown public house, village hall, church, and a well-equipped recreational park. The historic city of Norwich, approximately seven miles away, provides an extensive selection of shopping, supermarkets, restaurants, cafés, cultural attractions, and excellent transport links.

Set back from the road, the property is approached via a generous gravel driveway providing ample off-road parking, together with a carport and garage. To the rear, a substantial enclosed garden is predominantly laid to lawn and bordered by mature hedging, creating a private outdoor space ideal for families. A paved terrace provides the perfect setting for alfresco dining, entertaining, or simply relaxing.

Beautifully presented throughout, the accommodation is both light and versatile. The main entrance, positioned to the side of the property, opens into a welcoming hallway providing access to a stylish family bathroom with both bath and separate shower, a generous ground-floor bedroom with an attractive bay window, and a comfortable sitting room centred around a feature multi-fuel stove. To the rear of the home lies the heart of the property, an impressive open-plan kitchen and dining room, flooded with natural light and featuring doors opening directly onto the rear terrace, creating a seamless connection between indoor and outdoor living. The first floor offers two further spacious double bedrooms, completing the well-balanced accommodation.

The property's appeal is further enhanced by its excellent location, with regular bus services providing easy access to Norwich and the market town of North Walsham. The nearby Broadland villages of Coltishall and Horstead offer an excellent range of amenities, including independent shops, riverside walks, water sports at Horstead Mill, a farm shop, and the award-winning Recruiting Sergeant public house and restaurant, making this an ideal location from which to enjoy the very best of Norfolk village and countryside living.



Detached



House



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band C

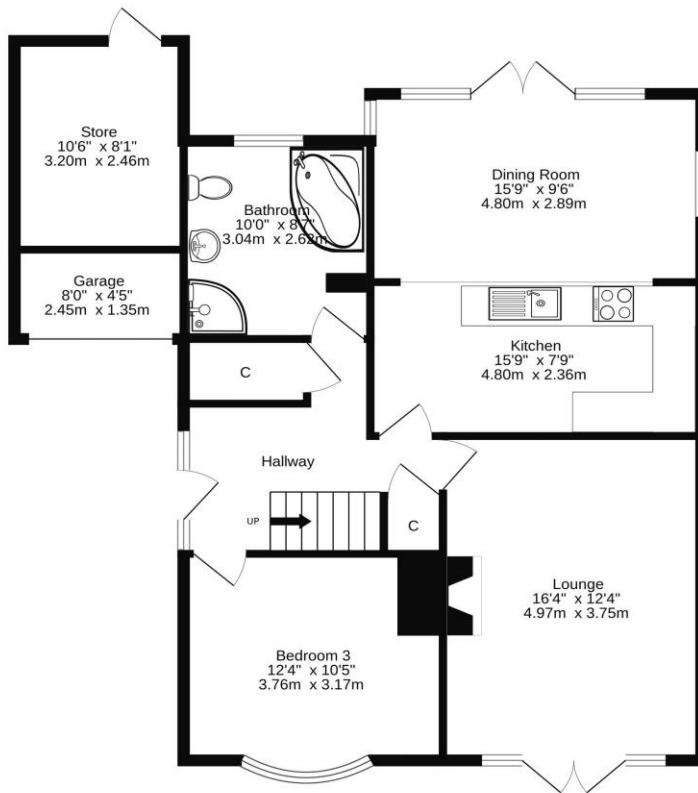


Off-Road
Parking

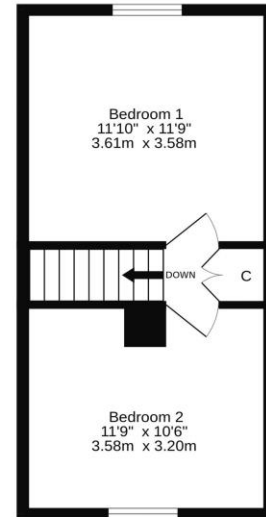


Carport &
Garage





Ground Floor
913 sq.ft. (84.8 sq.m.) approx.



1st Floor
294 sq.ft. (27.3 sq.m.) approx.

TOTAL FLOOR AREA : 1206 sq.ft. (112.1 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplex ©2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES