



RETRAC DEVELOPMENTS

A QUIETER WAY OF LIVING. WITH THE COUNTRYSIDE ON YOUR DOORSTEP.



An intimate collection of three newly completed, two-bedroom homes, thoughtfully designed to combine contemporary interiors, energy-efficient technology and private south-facing gardens overlooking the surrounding countryside.

Created by Retrac Developments, The Views offers the opportunity to enjoy the comforts of a newly built home within the established village setting of Fritton, with the Norfolk Broads, coastline and neighbouring market towns all within easy reach.

Set along Church Lane in the Norfolk village of Fritton, The Views is a small development of three contemporary homes, each with its own character and outlook across the surrounding landscape.

Now complete and ready to welcome their first owners, the properties have been designed with an emphasis on practical living, considered finishes and energy efficiency. Their traditional brick elevations sit comfortably within the village setting, while the interiors introduce a distinctly contemporary feel.

Each home extends to approximately 80 sq m (860 sq ft), with well-proportioned accommodation arranged over two floors. A separate kitchen and living room provide clearly defined spaces for everyday life, while two bedrooms, two bathrooms and a ground-floor cloakroom offer a particularly versatile arrangement.

To the rear, raised south-facing terraces provide an attractive place to sit and enjoy the countryside outlook, with steps leading down to private enclosed gardens.

Solar technology, air-source heat pumps and electric vehicle charging facilities complement the homes' modern specification, while two allocated parking spaces serve each property.

The result is a collection of homes that brings together the convenience of new construction with the quieter pleasures of village life.







DESIGNED AROUND EVERYDAY LIFE



The interiors at The Views have been planned to offer a balance of comfort, practicality and contemporary design.

An entrance porch opens into a central hallway, providing access to the principal ground-floor rooms. The kitchen and breakfast room sits towards the front of each property, with fitted cabinetry, integrated appliances and a practical arrangement of work surfaces and storage. There is space for informal dining, making this a comfortable setting for the routines of everyday life.

Beyond the hallway, the living and dining room occupies the rear of the house. This is an inviting, naturally bright space, with glazed doors opening directly onto the raised terrace. The connection between the interior and garden is particularly appealing, extending the living accommodation outdoors during warmer months.

A ground-floor cloakroom completes this level.

Throughout, the finishes have been selected to create interiors that feel contemporary without being overly formal, offering a neutral backdrop for individual furnishings and personal style.







Upstairs, the principal bedroom benefits from its own en-suite shower room and walk-in wardrobe, providing a welcome degree of privacy and useful storage.





The second bedroom is well suited to guests, family members or those wishing to establish a dedicated home office. A separate bathroom serves this room and completes the first-floor accommodation.





The bathroom and en-suite share a calm palette of soft neutral tiling, white sanitaryware and chrome fittings. The main bathroom features a bath with an overhead shower and glass screen, while the principal bedroom's en-suite provides a separate enclosed shower. Both include vanity storage, keeping everyday essentials neatly tucked away.



CONTEMPORARY FINISHES. CONSIDERED TECHNOLOGY.



Each home at The Views combines contemporary finishes with practical features for everyday comfort. Fitted kitchens, coordinated bathroom finishes and a neutral interior palette sit alongside air-source heating, solar technology and electric vehicle charging, bringing together the visible details and the systems behind them.

Construction & Exteriors

- Traditional brick elevations beneath pitched, tiled roofs
- White uPVC double-glazed windows
- Contemporary external doors
- Private, south-facing rear gardens
- Raised composite terraces with glazed balustrades
- Enclosed and gated garden boundaries
- Two allocated parking spaces per property
- Electric vehicle charging facilities

Kitchen

- Contemporary fitted kitchen cabinetry
- Coordinating work surfaces
- Four-zone hob with extractor canopy
- Integrated oven and fridge-freezer
- One-and-a-half bowl sink with contemporary tap
- Under-cabinet lighting

Bathrooms & Cloakroom

- Contemporary white sanitaryware
- Principal bedroom en-suite shower room
- Separate first-floor bathroom
- Ground-floor cloakroom
- Thermostatically controlled shower fittings
- Coordinating wall and floor tiling

Heating & Energy

- Air-source heat pump
- Solar energy technology
- Underfloor heating with programmable controls
- Individually zoned heating controls
- Double-glazed windows

Interior Finishes

- Neutral painted walls and ceilings
- Fitted carpets to bedrooms, stairs and landings
- Luxury vinyl flooring to ground-floor rooms and bathrooms
- Contemporary electrical fittings
- Recessed kitchen downlighting



FRITTON AND THE SURROUNDING COUNTRYSIDE

Fritton occupies an attractive position between the Norfolk Broads and the Suffolk border, surrounded by woodland, farmland and a network of established villages.

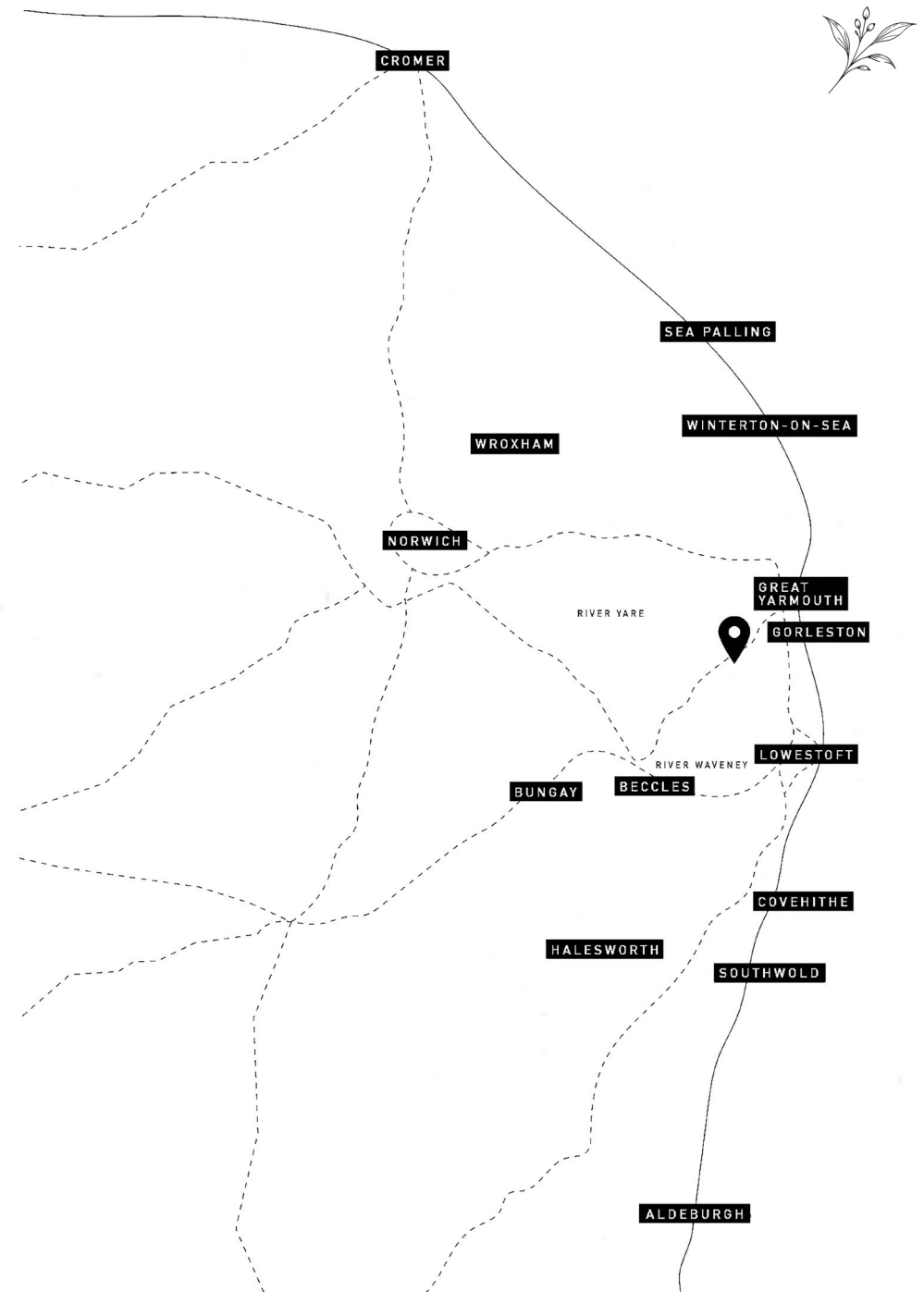
The nearby Fritton Lake estate is one of the area's most distinctive destinations. Its private members' club offers access to wild swimming, watersports, woodland walks, fitness facilities and dining within an extensive country estate.

The surrounding landscape provides opportunities for walking and cycling, while the waterways of the Norfolk Broads offer a different perspective on this part of East Anglia.

The neighbouring villages of Somerleyton and St Olaves contribute further local character, with historic buildings, riverside scenery and traditional public houses. The market town of Beccles offers independent shops, cafés and everyday amenities, while Gorleston-on-Sea is known for its broad sandy beach and attractive seafront.

For those travelling further afield, the nearby road network provides connections towards Great Yarmouth, Lowestoft and Norwich.

It is a location that combines a distinctly rural atmosphere with access to the coast, countryside and the practical conveniences of surrounding towns.





Images Clockwise:

- Herringfleet Hills
- Fritton Lake's Outdoor Pool
- Somerleyton Marina
- Fritton Village Sign

THE THREE HOMES



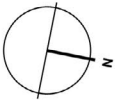
Each property at The Views shares the same carefully considered accommodation and contemporary specification, with individual garden positions and outlooks. Each property comprises a two-bedroom home with a private south-facing garden, raised terrace and two allocated parking spaces.

WOODVIEW, 1 CHURCH LANE	295,000 GBP
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MEADOWVIEW, 2 CHURCH LANE	280,000 GBP
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WATERVIEW, 3 CHURCH LANE	SOLD
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With construction now complete, The Views offers a rare opportunity to purchase a newly finished home in an established countryside setting.



Paved footpaths and gravel gardens create a welcoming approach to your home.

WATERVIEW

MEADOWVIEW

WOODVIEW

Raised composite deck terracing provides views over the surrounding landscapes.

Private south-facing lawned gardens, enclosed by fencing and gates.

A shared tarmac driveway provides easy access from Church Lane

Each home has two designated parking spaces with an EV charging point.

ACCOMMODATION



The three properties combine manageable accommodation, private gardens and contemporary technology, providing an appealing alternative to both traditional village cottages and larger modern developments.

GROUND FLOOR

Approximately 40.8 sq m (439 sq ft)

Porch	1.10m x 1.49m (3'7" x 4'11")
Hallway	5.05m x 1.78m (16'7" x 5'10")
Kitchen/Breakfast Room	3.95m x 2.24m (12'11" x 7'4")
WC	1.00m x 2.24m (3'4" x 7'4")
Living/Dining Room	4.34m x 4.11m (14'3" x 13'6")

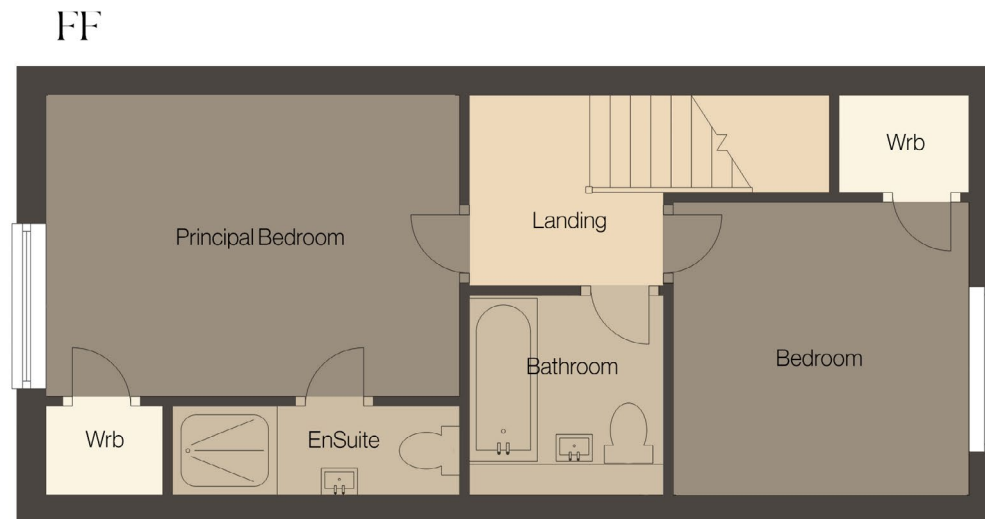
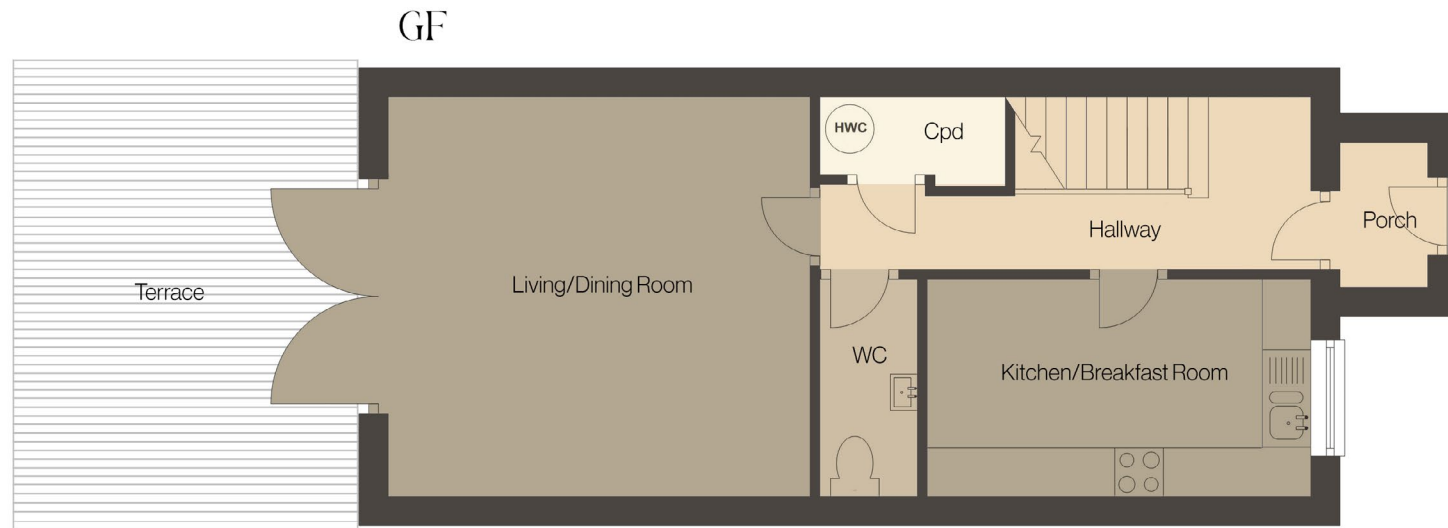
FIRST FLOOR

Approximately 39.0 sq m (420 sq ft)

Landing	2.00m x 1.96m (6'7" x 6'5")
Bedroom	3.00m x 3.00m (10' x 10')
Bathroom	2.00m x 2.00m (6'7" x 6'7")
Principal Bedroom	4.25m x 3.10m (13'11"x 10'2")
En-Suite	2.95m x 0.90m (9'8" x 3')

Total Floor Area

79.80 SQ M (859.5 sq ft)



POINTS TO CONSIDER



The Views brings together the comfort of a newly built home with the quieter pleasures of village life. Thoughtfully arranged interiors, private gardens and an outlook towards the countryside create homes equally suited to everyday routines and time spent unwinding.

- An exclusive development of just three newly completed homes by Retrac Developments.
- Approximately 80 sq m (860 sq ft) of accommodation arranged over two floors.
- Two bedrooms, including a principal bedroom with en-suite shower room and walk-in wardrobe.
- Separate living/dining room, kitchen/breakfast room and ground-floor cloakroom.
- Private south-facing gardens with raised composite terraces and countryside outlooks.
- Air-source heating, solar technology and underfloor heating controls.
- Two designated parking spaces per home, with electric vehicle charging facilities.
- Village setting within reach of Fritton Lake, the Norfolk Broads and the East Norfolk coastline.
- Energy rating B 88, with a potential of A 99. An average household would need to spend £464 per year on heating, hot water and lighting in this property *
- Broadband speeds of up to 1,800 Mbps †
- School catchment area: Moorlands Church of England Primary Academy, Lynn Grove Academy & Ormiston Venture Academy
- Tenure: Freehold

DISCLOSURES

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions and verify all details independently.

Photographs have been virtually staged to illustrate how rooms may be furnished. Furniture, decorative items and accessories have been digitally added. These images are illustrative; please visit the property to confirm its current appearance and finish.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates.

† Broadband availability sourced from Ofcom and subject to provider and package.





VIEWINGS & ENQUIRIES

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