

**£325,000**



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## **FIRDALE, Beccles Road, Fritton, NR31 9AB**

- CHARMING COUNTRY COTTAGE
- CENTRALLY HEATED
- BEAUTIFUL GARDEN TO REAR
- COUNTRY KITCHEN
- SEPARATE DINING ROOM
- CONSERVATORY
- TWO RECENTLY CONSTRUCTED OUTBUILDINGS
- WORKSHOP / SUMMER HOUSE
- EXCELLENTLY PRESENTED
- LUXURY BATHROOM
- ENJOY THE PREECE & QUIET

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE 3.63m x 3.32m (11' 11" x 10' 11")

Enter through the timber front door into this cosy Lounge of your new country home. There's a uPVC sealed unit double glazed window to front aspect, fitted carpet, radiator and lovely cast iron log burner. The room is tastefully decorated in a modern contemporary style.

#### STAIRS

Your carpeted staircase leads you up to all first-floor rooms.

#### DINING ROOM 3.63m x 3.62m (11' 11" x 11' 11")

This lovely light, bright room is 'open-plan' to your Kitchen. There's ample space for your family dining suite, another log burner is featured, there's a laminate floor, radiator and French doors lead you out to your Conservatory. A brick arch leads you into your Kitchen and another archway allows the open-plan feel to it, perfect for integrating the two rooms together, particularly when entertaining guests.

#### KITCHEN 4.28m x 2.31m (14' 1" x 7' 7")

This beautiful 'Farmhouse' style Kitchen features a range of base and wall units fitted to three walls complete with traditional oak style doors and drawers with a real wood butchers block style worktop and tiled splashback over. Integrated appliances include an electric hob with extractor hood over and oven below while ample space is provided for your automatic washing machine, dishwasher and fridge freezer.

There's a ceramic one and a half bowl sink with mixer tap, tiling is laid to floor and two uPVC sealed unit double glazed windows allow spectacular views over your rear Garden, one of them being floor to ceiling.

#### CONSERVATORY 3.91m x 2.45m (12' 10" x 8')

Constructed of uPVC sealed unit double glazing over a brick base and features French doors leading outside. A lovely Garden room to enjoy.

### FIRST FLOOR

At the top of the stairs and small landing features doors leading off to both Bedrooms.

#### BEDROOM 1 3.63m x 3.32m (11' 11" x 10' 11")

Your stylish Master is located at the front of the property and features a uPVC sealed unit double glazed window to front aspect, there's a radiator and laminate flooring underfoot. A further door leads you to an inner Landing allowing access to Bedroom 2 and ...

#### BATHROOM 4.20m x 2.31m (13' 9" x 7' 7")

Larger than your average Cottage Bathroom, this is more like a contemporary five-star hotel Bathroom. A four-piece suite comprises of a fully tiled shower cubicle, panel bath, low level WC and vanity wash hand basin. Your airing cupboard is housed here, there's an opaque uPVC sealed unit double glazed window, laminate floor and chrome heated towel rail radiator.

#### BEDROOM 2 3.63m x 3.62m (11' 11" x 11' 11")

Another good size double with spectacular views over your rear Garden and woodland beyond through the uPVC sealed unit double glazed window, this is also a contemporary styled room with a laminate floor, cast iron fireplace and radiator.

### OUTSIDE

#### FRONT GARDEN & DRIVEWAY

If you want the perfect curb appeal, this is it. A large gravel driveway, tress and even a palm for an exotic feel.

#### REAR GARDEN

So much to describe here; Peace, tranquillity and surrounded by woodland, all you can hear are the birds. A terraced Garden with patios, a pond, lawns, outside loo ... come see for yourself. It really is a proper taste of the country!

There are also two recently constructed buildings.

#### STUDIO / SUMMER HOUSE

Located nearest the house, this is a versatile building complete with power and light, use as a Summer house, Bar or a great Home Office perfect if you work from home.

#### WORKSHOP

Right at the end of the garden a super Workshop has been constructed. Again, with power and light, this is another quality construction.

#### Council Tax

Great Yarmouth Band C

### SUMMARY

Enjoy the good life in this traditional yet contemporary country cottage set in these wonderful gardens.

To view this wonderful country cottage, call us now on the numbers on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



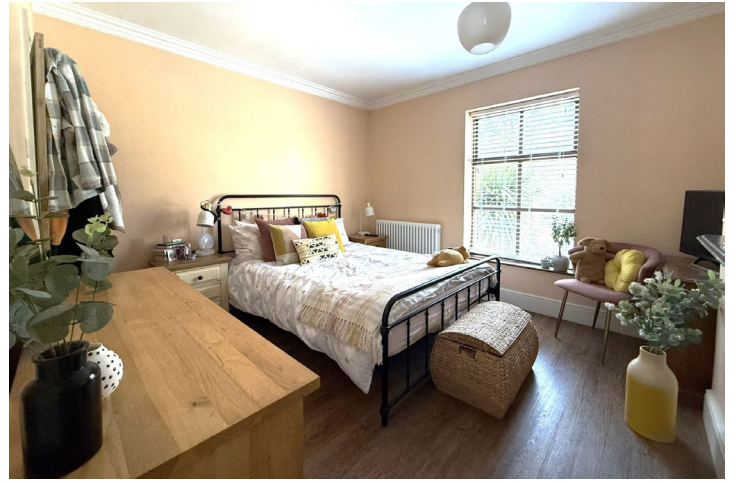
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# A CHARMING COUNTRY COTTAGE SET IN STUNNING LANDSCAPED GARDENS TWO RECENTLY CONSTRUCTED OUTBUILDINGS INCLUDED

Are you dreaming of living in the countryside in a delightful cottage on a large woodland plot? If so, this could be your dream home. We are delighted to offer for sale this lovely two Bedroom property, your accommodation comprises of a cosy Lounge with log burning stove, Dining Room, also with log burner which is 'open-plan' to your 'farmhouse' style Kitchen and Conservatory on the ground floor, while upstairs, two double Bedrooms and luxury Bathroom. All this with double glazing and oil-fired central heating and outside a super timber Studio / Summer house adjacent to the rear of the property, while further down the garden a huge timber Workshop.

**ENJOY PEACE & TRANQUILLITY SURROUNDED BY WOODLAND**

## LOCATION AND AMENITIES

Located on the A143 Yarmouth to Beccles road and only 4 miles west of the towns of Great Yarmouth and Gorleston-on-Sea famous for their stunning sandy beaches, is right in the heart of the Norfolk countryside and 6 miles from lovely Suffolk towns of Beccles and Lowestoft. If you are searching for peace, tranquillity and want to enjoy the beautiful scenery, then look no further.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



FIRDALE, FRITTON

TOTAL FLOOR AREA : 907 sq.ft. (84.3 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.  
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