



6 Baker Street
Gorleston
Norfolk
NR31 6QT

www.bycroftestateagents.co.uk
01493 664000
gorleston@bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

15 Fairway Lakes
Fritton, Great Yarmouth, NR31 9EY

Offers Over £240,000 Freehold
EPC Rating D

Bycroft Estate Agents are delighted to present this beautifully presented, recently updated, 2 bedroom, detached, freehold lodge situated in this popular development in Fritton. The accommodation comprises porch, inner hall, kitchen/diner, utility room, 2 bedrooms with en-suite shower room to principal, ground floor bathroom and first floor lounge. The property benefits from as a sun terrace to the side of the property surrounded by shrubs, parking for two cars and remote controlled thermostat system to underfloor heating.

ENTRANCE

front door; window to rear aspect. Door into;

INNER HALL

tiled floor; downlights. Large opening to;

KITCHEN DINER

27' 4" x 11' 1" (8.33m x 3.38m) has recently been updated (approx. 3 yrs ago) ; stairs to first floor; kitchen area has U-shaped worktop; range of base, cupboards and drawers; integrated Hotpoint slimline dishwasher, fridge and freezer; built-in oven with four ring induction hob; stainless steel 1 1/2 bowl sink with mixer tap; range of wall units; lights and extractor; windows to rear and side; door leading to covered decked patio; tiled floor throughout with underfloor heating.

UTILITY ROOM

8' 6" x 5' 4 incl storage cupboard" (2.59m x 1.63m) has recently been updated (approx. 3 yrs ago) with independently controlled underfloor heating; double storage cupboard housing gas Viessman boiler and water softener; worktop; space and plumbing for washing machine; circular 1 bowl sink with mixer tap and cupboard under; door to the rear; tiled flooring.

BEDROOM 2

13' 5" x 9' 5" (4.09m x 2.87m) window to side aspect; tiled flooring with independently controlled underfloor heating; downlights.

GROUND FLOOR BATHROOM

bath, curved shower screen, mains shower; pedestal wash hand basin with mixer tap; wc; frosted double-glazed window; chrome heated towel rail; tiled floor with underfloor heating; downlights.

FIRST FLOOR LANDING

FIRST FLOOR LOUNGE

23' 8" x 16' 11" (7.21m x 5.16m) sloping ceilings; windows (blinds that were replaced 12 months ago) and door to rear aspect leading onto terrace (balustrade on terrace replaced 18 months ago); independently controlled underfloor heating.

BEDROOM 1

13' 6" x 9' 4" (4.11m x 2.84m) sloping ceiling; eaves storage space; two windows to front aspect; independently controlled underfloor heating Door into;

EN-SUITE SHOWER ROOM

large walk-in shower with mains fittings and two shower heads; pedestal wash hand basin; wc with concealed cistern; chrome heated towel rail; heated mirror; sloping ceilings; eaves storage space and underfloor heating.

OUTSIDE

To the front is parking for two cars serviced with an electric vehicle charging point. On the rear terrace is a 6 person hot tub (circa 4 years old with low usage). To the side of the house is a large sun terrace surrounded by laurel bushes capturing the sun throughout the day.

COUNCIL TAX

This property is currently listed as Band C.

AGENTS NOTES

Current broadband is supplied with superfast fibre optic from BT. Tingdene are responsible for maintaining Fairway Lakes this includes garden maintenance, re-gravelling roads, maintaining private water treatment system at an approx. cost of £2000 pa per lodge. The barn, gym and swimming pool in close proximity and also offers a restaurant. The indoor pool and whirlpool is pay as you go. Golf course operates both membership system and pay to play. The property benefits from mains electricity, water and gas (LPG). Owners need to have a primary residence. Fairway Lakes is not able to be used as a primary address.

VIEWINGS

St... s, BYCROFT ESTATE AGENTS TEL: 01493 664000

