

Aldreds
Estate Agents



2 Pine Trees, New Road

Fritton NR31 9HP

£330,000



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This 2 bedroom detached bungalow stands in a lovely non-estate location with a west/south-west facing rear garden. The property offers well presented accommodation including lounge with a wood burner, dining room (formerly bedroom 3), kitchen with integrated appliances, shower room and a large UPVC double glazed conservatory. Only by inspection can the position and quality of this superb bungalow be fully appreciated and viewing is highly recommended.

Entrance Hall

UPVC entrance door with double glazed panel and UPVC double glazed side panel. Radiator. Built-in airing cupboard with slatted shelves. Built-in storage cupboard with cupboard above. Large built-in cloaks/storage cupboard with cupboard above. Coved and textured ceiling with loft access hatch.

Lounge

14'3" x 13'7" (4.34m x 4.14m)

Two radiators. Wood burner with stone surround and hearth. Television point. Coved and textured ceiling. UPVC double glazed window and sliding patio door to conservatory. Open archway to dining room (formerly bedroom 3).

Dining Room

9'7" x 7'5" + 4'2" x 2'0" (2.92m x 2.26m + 1.27m x 0.61m)

Radiator. UPVC double glazed doors to conservatory.

Conservatory

16'1" x 12'1" + recess (4.90m x 3.68m + recess)

Laminate floor. Double power points. Low brick construction with a pitched double glazed roof and UPVC double glazed windows to side and rear aspects. UPVC double glazed doors leading out to a patio and the rear garden.

Kitchen

11'5" x 9'0" (3.48m x 2.74m)

Worktops with matching upstands and cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Matching wall cupboards with down lighter spotlights below. Tall cupboard with cupboards above and below a built-in Siemens fan assisted oven. Siemens four ring electric hob. Integrated Siemens dishwasher. Integrated washing machine. Space for fridge/freezer. Freestanding oil fired boiler. UPVC double glazed windows to front and side aspects.

Bedroom 1

14'9" max x 10'4" (4.50m max x 3.15m)

Radiator. Large UPVC double glazed window to rear aspect.

Bedroom 2

10'4" x 9'2" + recess (3.15m x 2.79m + recess)

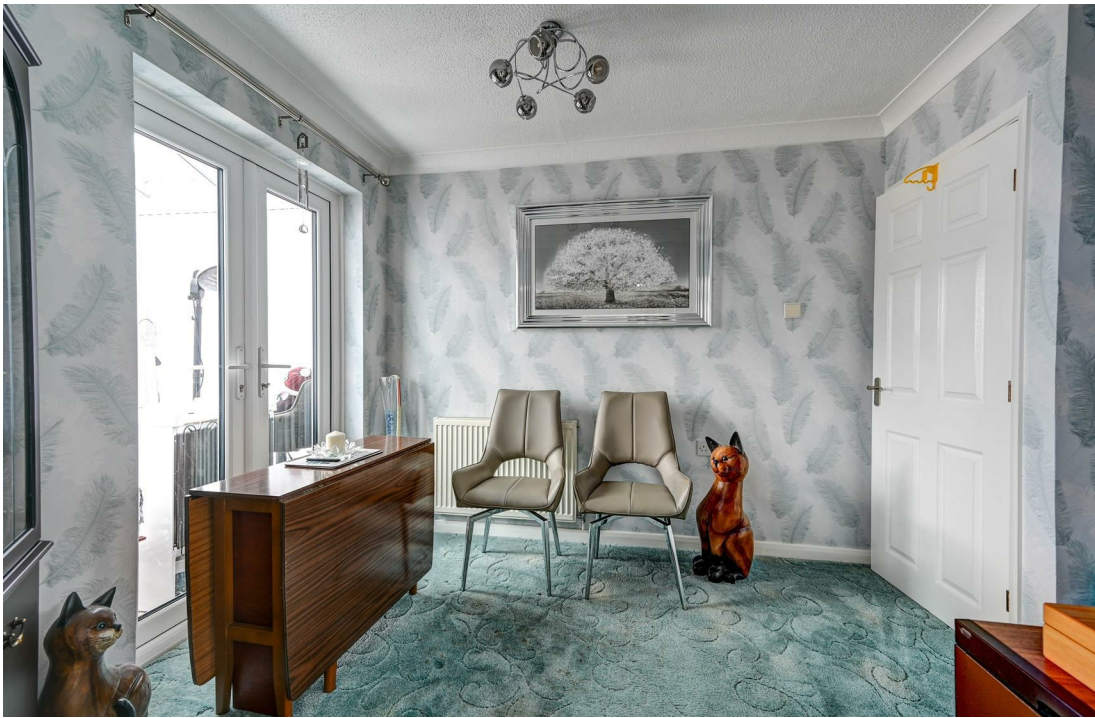
Radiator. Built-in wardrobe with cupboard above. Coved and textured ceiling. UPVC double glazed window to front aspect.

Shower Room

7'6" x 5'5" (2.29m x 1.65m)

Fully tiled walls and a large walk-in shower with a thermostatic mixer shower. Wash basin with mixer tap and cupboard below and drawers to side. WC with concealed cistern. Matching fitted storage cupboard. Chrome towel radiator. Extractor. Smooth plaster ceiling. UPVC double glazed window to front.





Outside

The front garden is laid to lawn and there is a flower and shrub bed. Double external electric plug socket and outside cold water tap to the front of the property. A long driveway leads to the side of the property to a detached garage with an electric remote controlled roller shutter door, light and power, UPVC double glazed window to side. Wrought iron gates between the property and the garage lead to the rear garden which is west/south-west facing and laid predominantly to lawn with a wide paved patio to the immediate rear of the property. Timber built summer house with light. Greenhouse. Oil storage tank. Double external electric plug socket to the side of the conservatory.

Tenure

Freehold.

Services

Mains water, electricity and drainage. Oil fired central heating.

Council Tax

Great Yarmouth Borough Council - Band D

Location

Fritton is a rural village situated on the A143 Yarmouth/Beccles Road between Bradwell and St. Olaves. There is a bus service through the village and it is possible to walk to St. Olaves by the River Waveney which gives easy access to the Norfolk and Suffolk Broads with local facilities including The Bell Inn and Priory Farm Restaurant and Caldecott Hall Golf Club. The Village is 8 miles south west of Great Yarmouth, 15 miles south east of Norwich, 8 miles north west of Lowestoft and 8 miles south west of Beccles * There is a rail link in the adjoining Village of Haddiscoe serving destinations on the Wherry Line including Norwich, Lowestoft and Great Yarmouth.

Directions

Leave Gorleston, passing through Bradwell on the A143 Beccles Road and out into the countryside. Upon reaching Fritton, continue past the left hand turn to Fritton Lake, following the road round the bends and turn right onto New Road. Follow the road along past the children's play area and turn left into Pine Trees which is a little cul-de-sac serving just 4 properties.

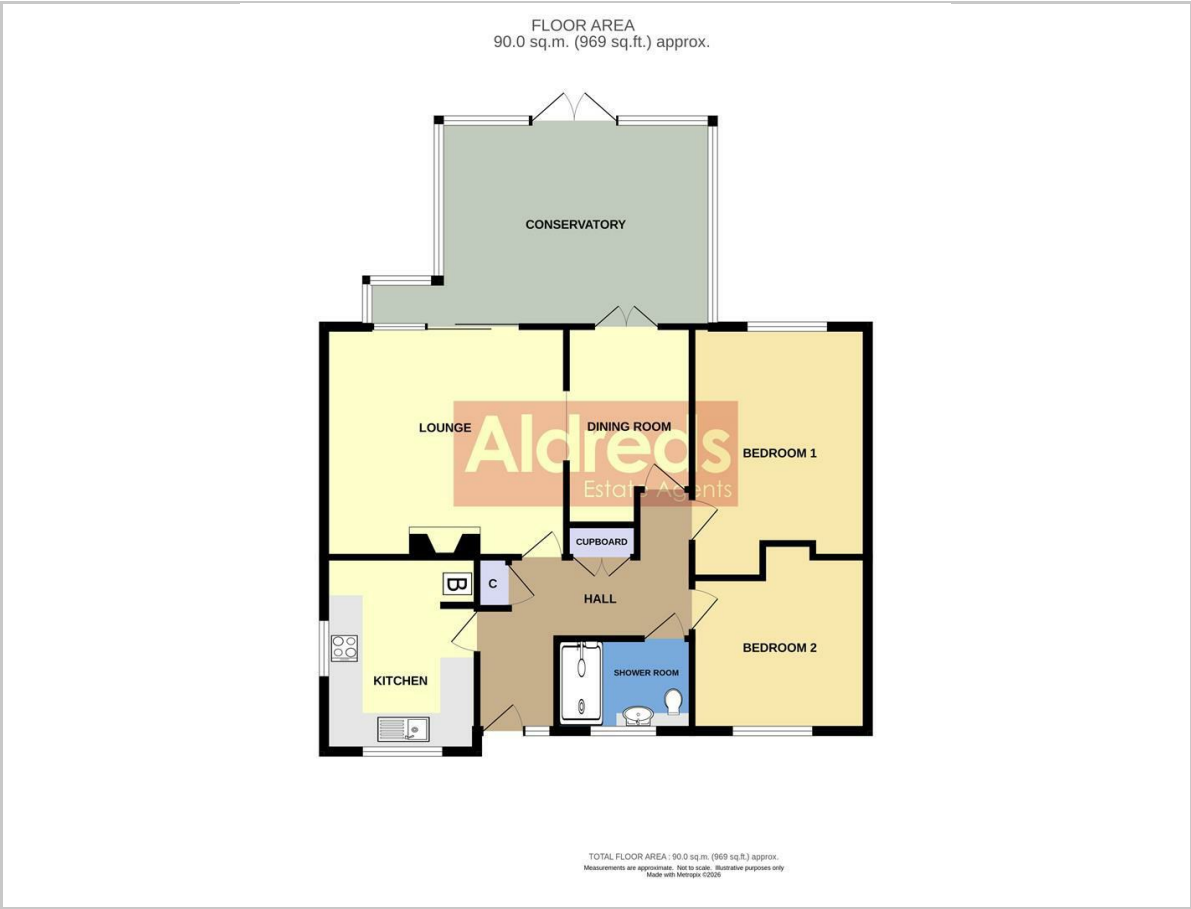
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Floor Plan



Viewing

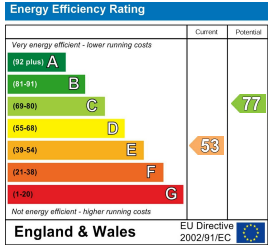
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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