



HEDGEROW BUNGALOW

NEW ROAD, FRITTON, NR31 9HR



This beautifully presented bungalow occupies a prime position on a highly regarded road in the desirable village of Fritton and has been thoughtfully renovated to an excellent standard throughout.

Accessed via a side entrance, the property opens into a generously proportioned hallway providing access to all principal rooms. The inviting sitting room features a charming wood burner as its focal point and flows seamlessly into the dining area, where doors open directly onto the garden. The kitchen, situated adjacent to the sitting/dining space, is fitted with an attractive range of units offering ample storage and workspace. A useful utility room lies just beyond, with a side door providing convenient access to the outside. To the front of the property are three well-presented bedrooms, including a superb principal bedroom benefiting from its own ensuite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom, complete with a stylish freestanding bath. Externally, the property is set well back from the road and enjoys a gated driveway offering ample off-road parking, leading to a single garage. The front garden is predominantly laid to lawn with established shrub borders, while the enclosed rear garden features a

patio area adjoining the dining room with a lawned garden beyond. Fritton is a sought-after Norfolk village known for its attractive countryside surroundings and excellent leisure facilities, including the nearby golf club and country park. The village offers a peaceful rural setting while remaining conveniently positioned for access to Great Yarmouth, Norwich and the Norfolk Broads, making it ideal for those seeking a balance of village life and connectivity. A superbly finished home in a sought-after location, early viewing is highly recommended.

SERVICES

Oil fired heating, electric and sewerage mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

LOCAL AUTHORITY

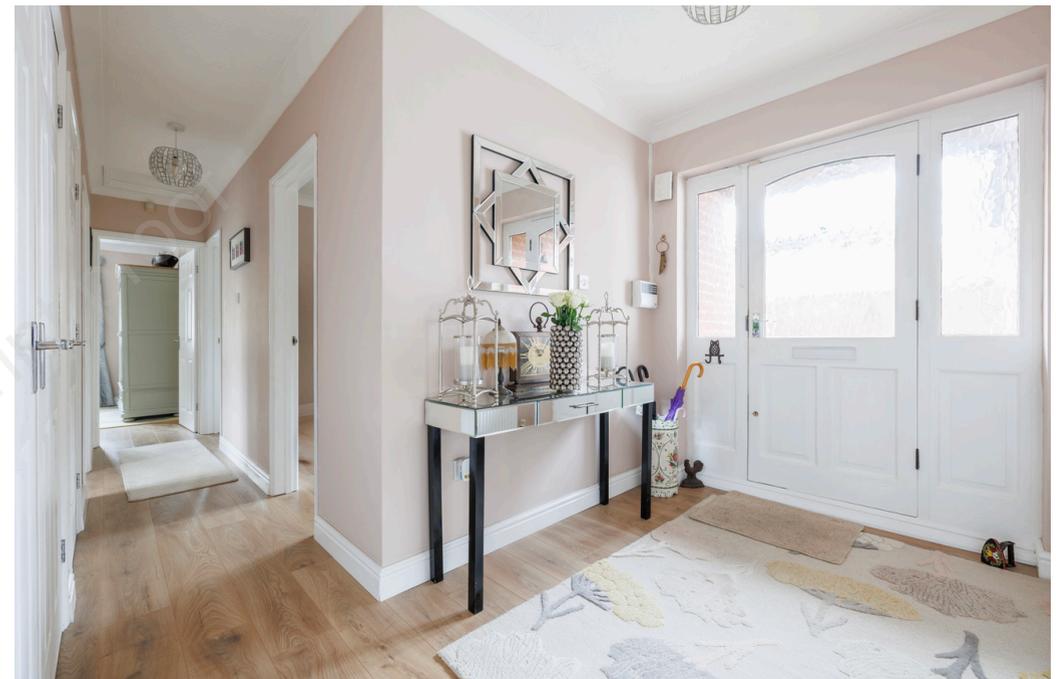
Great Yarmouth Council. Council Tax Band – D



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2

2



EXCEPTIONALLY
WELL
PRESENTED!





FLOOR PLAN

GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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