



Gowing Way, Fritton, Norfolk.

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

Norwich - 12 miles
Long Stratton - 4.4 miles
Bungay - 7.7 miles
Southwold - 24 miles

An exciting opportunity to purchase this charming, single storey brick barn conversion set on a small private development, situated in South Norfolk. The property has been updated by the current owners and now provides an attractive modern living space coupled with much of the charm of the original barn, the accommodation boasts four exceptional double bedrooms with the master enjoying en-suite, attractive family bathroom, 300.sq.ft sitting room, vast open plan family kitchen dining room and a double garage. Outside a generous enclosed garden is bursting with colour and entertaining areas whilst the extensive drive leads to the garage. On site further open grass areas surround the tennis court in this idyllic setting.

Accommodation comprises briefly:

- Reception Hall
- Cloakroom
- Open Plan Family Kitchen/Dining Room
- Impressive Sitting Room
- Utility Room
- Master Bedroom & En-Suite
- Three Further Double Bedrooms
- Family Bathroom
- Double Garage & Ample Off-Road Parking
- Attractive South Facing Garden
- Communal Grounds & Tennis Court



Gowing Way, Fritton

The Property

Entering the property via the front door we are welcomed by the reception hall of this beautiful home, terracotta paments under foot complement the character whilst the first of many cast iron radiators provide an attractive feature. A door directly ahead leads to the generous cloakroom where an attractive vanity unit houses the table top sink and a w/c is fitted. Doors from the hall open to both sides leading the vast living areas of the home. To the right we step into the family kitchen dining area. This room has been designed by the vendors with modern living and entertaining a must. Our eye is drawn to the white washed beams that line the newly insulated, vaulted ceiling, whilst a roof window and French doors to the patio fills the room with natural light which reflects off the attractive tiled flooring. The dining area offers ample space for a large table and sofas whilst the refitted kitchen boasts a vast range of modern units that contrast against the solid granite tops. The kitchen boasts a large fitted gas hob, double oven, fridge freezer and wine cooler along with an abundance of storage. A window looks onto the garden with a stable door opening to the same whilst at the rear we enter the utility room which in-turn opens to the garage. Back in the hall we step into the sitting room, this vast space offers well in excess of 300.sq.ft. of accommodation which is further enhanced by the vaulted ceiling, again white wash beams line the roof space and a roof window adds to the natural light. A feature brick wall is set to the back of the room whilst a large full height brick fire place houses the wood burner. A window to the front again looks onto the gardens and enjoys the southerly aspect. A door opens to the inner hall keeping the bedrooms spaces separate from the living area. As we step through this extensive hall we find the first three double bedrooms, all of these offer exceptional double bedroom space with two enjoying a view onto the garden. In the hall we pass a large airing cupboard before stepping into the family bathroom. Finished to the high standard throughout we find the most attractive composite sink is set over a vanity unit with the w/c adjacent, a large bath with shower and screen over are complemented by attractive tiled surrounds and splash backs. Completing the accommodation we enter the master suite. The master bedroom offers a vast space allowing for all of our bedroom furnishings and more, a window looks onto the garden whilst a door open to the newly fitted en-suite, a modern double with shower, sink and w/c contrast against the exposed timber set to the vaulted ceiling.



Outside

From Hempnall Road we pass the tree lined shingled drive and enter Gowing Way. Open lawns surround the tennis court on this immaculate site. The drive way veers to the left where a gated entrance leads to the vast brick weave drive way of the property, the drive provides ample parking and a turning area at the head of the space where we also access the double garage. The garage offers in excess of 300.sq.ft of storage and working space, a double width door access' the front whilst an internal door opens to the utility room. Power and light are connected and a large storage loft is set above. From the drive we step through the rose arch into the garden, this generous private space enjoys a southerly aspect making the most of the sun throughout the day. A large attractive patio leads from the living internal living space perfect for outside entertaining and family live. The lawn is framed by low lying beds which are superbly stocked with a unique range of small trees shrubs and flowers which contrast beautifully against the red brick & timber of the barn.



Location

The property enjoys a rural yet easily accessible location in South Norfolk. Fritton is a small rural village which neighbours Hempnall. Hempnall provides a primary school, doctors surgery, village shop, post office, church and active community. The attractive village of Long Stratton is approx 4.4 miles distant which provides numerous shops, schools and all other essential amenities which may be needed. The Cathedral City of Norwich lies approximately 12 miles to the north with an expanding airport on the north side of the city with international flights. A main line railway service is available from Norwich and Diss. Southwold and the unspoilt Suffolk coastline is within an easy driving distance of 24 miles.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating
Mains Water
Mains Electricity
Mains Drainage

Local Authority:

South Norfolk Council
Council Tax Band: F
Energy Performance Rating: TBA
Postal Code: NR15 2LW

Tenure

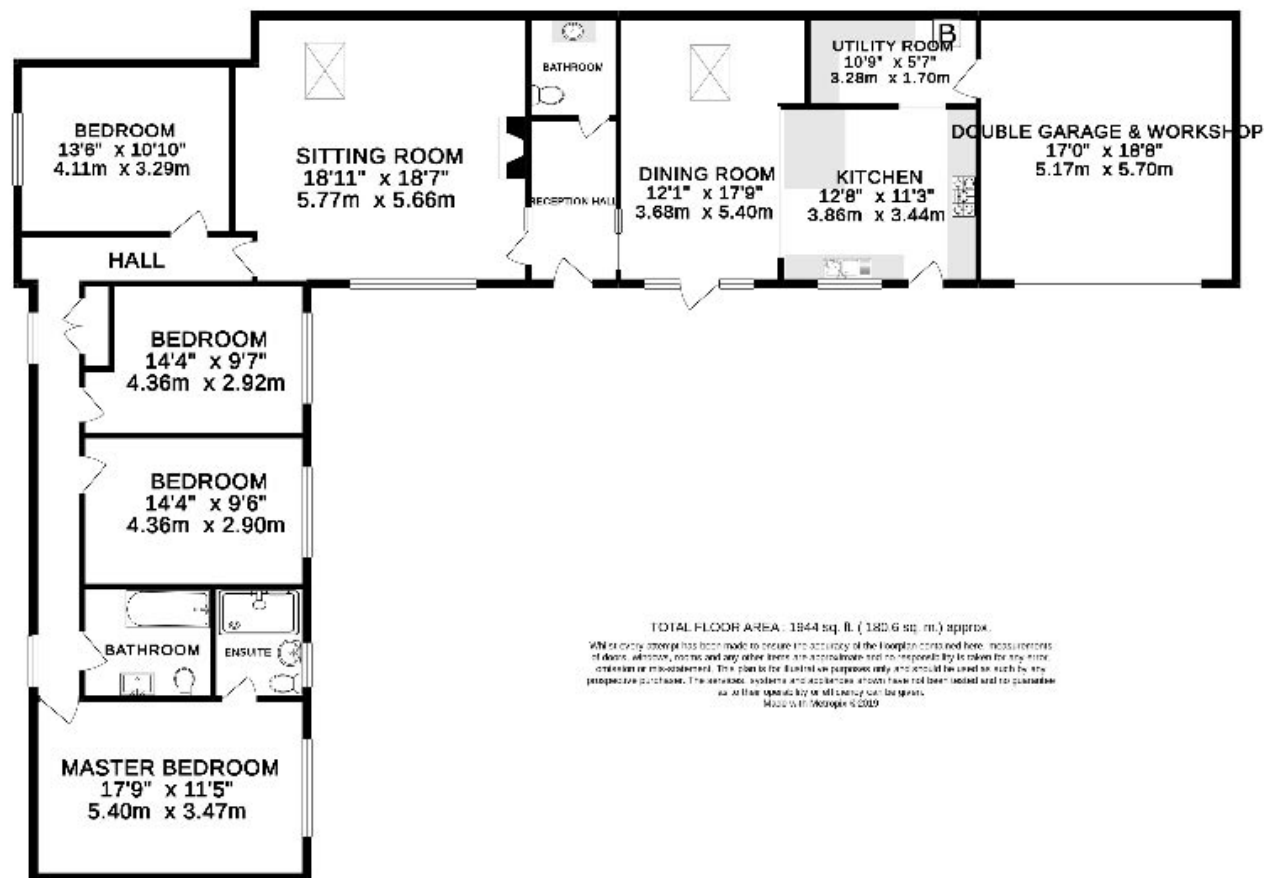
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. A service charge is payable for maintaining the grounds, this is approx. £450. per annum.

Guide Price: £495,000

GROUND FLOOR 1944 sq. ft.
(180.6 sq. m.)



To arrange a viewing, or for additional information please call 01986 888160

OFFICES THROUGHOUT SUFFOLK & NORFOLK

www.muskermcintyre.co.uk

A member of **onTheMarket**™

Norwich City Centre 01603 859343
Diss 01379 644822
Beccles 01502 710180
Loddon 01508 521110
Halesworth 01986 888205
Harleston 01379 882535

Bungay Residential Sales

3 Earsham Street

Bungay

Suffolk

Tel. 01986 888160

bungay@muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.