



*New Road,
Fritton, Norfolk*



**MUSKIER
McINTYRE**
ESTATE AGENTS



Accommodation comprises briefly:-

- Hallway
- Sitting Room with Fireplace
- Dining Room
- Kitchen
- Utility Room
- Three Double Bedrooms
- Ensuite to Master
- Bathroom
- Garage with Long Driveway



Sit along a quiet country lane, opposite Fritton woods, you will find this fantastic detached bungalow for sale. This property offers three bedrooms, master ensuite, large sitting room, separate dining room, and much more. A generous plot of front and rear gardens provides plenty of outdoor space to enjoy, and a long driveway provides lots of parking, leading up to a garage. The nearby woods and countryside are ideal for dog-walkers.





Fritton is a small village along the A143, not far from the town of Beccles. Close by you will find access to the Broads network, Somerleyton Hall and Fritton woods. Haddiscoe railway station is a few miles away for access to Norwich by train. A full range of amenities can be found in Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains drainage, electricity and water connected.
Energy Rating: TBC

Local Authority:

Great Yarmouth Borough Council
Tax Band: D
Postcode: NR31 9HR

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.

Guide Price: £370,000

GROUND FLOOR 1162 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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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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.



BECCLES OFFICE

22 Newmarket

Beccles

Suffolk

NR34 9HD

Tel. 01502 710180

beccles@muskermcintyre.co.uk