



Pine Tree New Road, Fritton Great Yarmouth NR31 9HP

welcome to

Pine Tree New Road, Fritton Great Yarmouth

A charming three-bedroom detached residence. Offering spacious accommodation throughout, and situated within the highly sought after rural location of Fritton, Please call us to book a viewing on (01493) 661999



Entrance Hall

A welcoming entrance hall, comprising of uPVC and opaque double glazed entrance door and window to front aspect. Carpeted flooring, Artex and covered ceiling, radiator, ceiling, radiator, wall sockets, loft access, 2 x built-in storage cupboards and doors allowing access to reception rooms

Kitchen

11' 7" x 9' 1" (3.53m x 2.77m)

Situated at the front of the property.

A contemporary and well-appointed kitchen, with double glazed window to front aspect. An extensive range of wooden wall/base and drawer units with complimentary worksurfaces over, 1.5 bowl stainless steel sink and drainer with chrome mixer taps, built-in electric oven and hob, with concealed extractor over, power points, fully tiled walls, radiator, wood laminate flooring, ceiling light, Artex and covered ceiling, and walk through to...

Utility Room

Double glazed window to front aspect. Space and plumbing for washing machine, space for free standing fridge/freezer, fully tiled walls and flooring, power points, radiator, ceiling light, and Artex and covered ceiling

Dining Room

17' 11" x 8' (5.46m x 2.44m)

Double glazed uPVC door and window to rear aspect, allowing direct access into garden.

Additional window to side. Carpeted flooring, 2 x ceiling lights, radiator, 2 x TV points, wall sockets, and Artex and covered ceiling

Lounge

14' 4" x 13' 7" (4.37m x 4.14m)

A spacious living area, with double glazed side panelled windows and uPVC patio doors to rear aspect, opening into garden. Carpeted flooring, radiator, ceiling light, 2 x TV points, telephone point, wall sockets, Artex and covered ceiling, brick-built chimney breast, with feature electric fireplace, wood mantle and tiled hearth

Master Bedroom

13' 8" x 10' 5" (4.17m x 3.17m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, radiator, wall sockets, Artex and covered ceiling, inset alcove with shelving, and built-in wardrobe

Bedroom Two

10' 5" x 10' 4" (3.17m x 3.15m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, radiator, wall sockets, Artex and covered ceiling, inset alcove with shelving, and built-in wardrobe

Bedroom Three

9' 9" x 7' 5" (2.97m x 2.26m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, radiator, wall sockets, Artex and covered ceiling, inset alcove with shelving, and built-in wardrobe

Family Shower Room

7' 7" x 5' 6" (2.31m x 1.68m)

3-piece suite, with double glazed opaque dual aspect windows to front aspect. Low level W/C, wash hand basin with vanity storage unit, corner shower cubicle, with wall mounted electric shower attachment, hand rail, tiled walls, vinyl flooring, heated towel radiator, extractor fan, ceiling light, and mirrored vanity

Rear Garden

A spacious and well presented South facing rear garden, that enjoys a high degree of privacy, enclosed by a combination of timber fencing with brick posts and mature tree-lined boundary. The garden is predominantly laid to a well-maintained lawn, creating an attractive and versatile outdoor space. Adjacent to the property is a generous brick-weave patio, ideal for al fresco dining, entertaining guests, or simply relaxing within the summer months. From the patio, a stepping stone pathway meanders through the lawn, leading to a charming timber-built summer house, which benefits from power and lighting, making it suitable for a variety of uses

including a home office, hobby room, or garden retreat. Further enhancing the appeal, are a selection of mature fruit trees, greenhouse, established veg patch, outdoor lighting, a cold water tap, and water butts for sustainable garden maintenance. Overall, a thoughtfully arranged outdoor space, suited to both entertaining and everyday enjoyment.

Front Exterior

The property is approached via a highly attractive front exterior. A generous lawn extends across the frontage, maintained and framed by mature trees. To one side, a concrete driveway offers ample off-road parking for multiple vehicles, leading directly to a garage fitted with an up-and-over door, providing both convenience and practicality.

On the opposite side of the property, a useful brick-built outbuilding presents excellent versatility. It benefits from double glazing and a fully functioning power supply, making it ideal for use as a workshop, home office, or additional storage space. Gated access to the rear provides for easy exit and entry



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welcome to

Pine Tree New Road, Fritton Great Yarmouth

- A Well Presented Three Bedroom Detached Bungalow
- Envidable Rural Location, Close to Local Amenities & Road Networks
- Outbuilding, Garage & Driveway, for Secure Off Road Parking
- Spacious Front and Rear Garden
- Utility Room & Generous Dining Area

Tenure: Freehold EPC Rating: E

Council Tax Band: D



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA108276 - 0002

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