

A large, white, serif letter 'S' with a green, leafy, vine-like pattern inside it, positioned at the top center of the image.A photograph of a two-story house with a white facade and red brick accents. The house has a gabled roof with a red-tiled chimney. There are two windows with dark red frames. A paved path leads to a white garage door on the right. A brick pillar with the number '64' is on the left. The house is surrounded by lush greenery and trees.

# 64 School Road

*Frettenham, Norfolk*

**SOWERBYS**

S

# 64 School Road

Frettenham, Norfolk  
NR12 7LL

Characterful Four Bedroom Home  
Exciting Modernisation Opportunity  
Superb Wrap Around Plot

Nearly 2,000 Sq. Ft. of Accommodation

Pleasant Garden Views from Bedrooms and Receptions

Off Road Parking and Garage

Highly Versatile Accommodation

Desirable Location

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“Hidden beyond a dividing hedge, the  
enchancing garden continues...”

Sitting proudly within an enviable plot, this much-loved idiosyncratic home boasts almost 2,000 sq. ft. of accommodation kept in wonderful order, yet now offering an opportunity for updating and renovation. The next chapter of this cherished home is bound to be a happy one with a superb and peaceful garden enveloping the characterful and versatile accommodation.

An inner hallway gives way to all ground floor accommodation, with a pleasant sitting room to the front enjoying garden views and delightful golden light in the evening, whilst the central kitchen leads through to the dining/garden room with reams of natural light and sliding doors inviting you into the expansive gardens. A guest WC completes the ground floor.





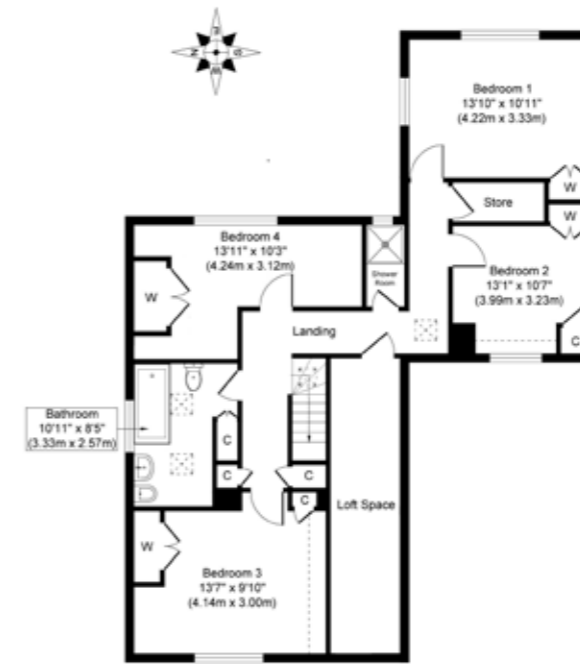
The first floor is home to no less than four generous bedrooms providing not only expansive accommodation, but also invaluable versatility. Two impressive doubles are found at the front and rear of the property and enjoy all the volume and character of semi-vaulted ceilings, whilst the two additional bedrooms, one of which is also a double, benefit from built-in storage. All are currently well-served by the central family bathroom and additional shower room.



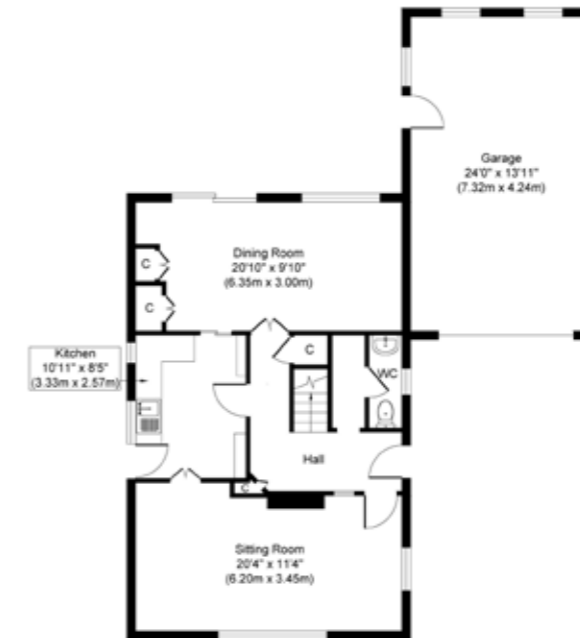
Amongst the finest feature of this home is the plot in which it sits. The large front garden allows room for a long driveway complemented by the integrated garage, alongside the expansive front lawn, interspersed with mature shrubs and trees.



The plot wraps around the property and projects out toward the sprawling and well-tended rear lawn, flanked by well-stocked flower beds and yet more elegant mature trees. Hidden beyond a dividing hedge, the enchanting garden continues with an established orchard and vegetable garden. A splendid plot ready to accompany a fulfilling lifestyle.



First Floor  
 Approximate Floor Area  
 943 sq. ft  
 (87.60 sq. m)



Ground Floor  
 Approximate Floor Area  
 1000 sq. ft  
 (92.90 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



# Frettenham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Frettenham is a picturesque village nestled in the heart of Norfolk, England. With its idyllic countryside setting, this charming

community offers a serene and tranquil escape from the hustle and bustle of city life. The village is located approximately seven miles northeast of Norwich, making it easily accessible while still retaining its rural charm.

As you approach Frettenham, you are greeted by lush green fields, meandering country lanes, and a sense of peacefulness that permeates the air.

The village hall is a focal point of Frettenham. Situated on a spacious playing field with a children's play area, adult exercise equipment and a picnic area, the village hall offers a

licensed bar and kitchen and is host to a variety of clubs; such as fitness classes, yoga, gardening club to name a few, in addition to one-off events or private hires. The Post Office Van also is here once a week for the local community.

Frettenham is embraced by the natural beauty of the Norfolk countryside. The village is enveloped by fields, meadows, and woodlands. Yet, for those seeking cultural experiences, Frettenham is ideally located within easy reach of Norwich. This vibrant city boasts a rich history, with its stunning cathedral, medieval streets, and a thriving arts scene. A short journey brings you to Norwich's bustling markets, eclectic shops, and a wide range of entertainment venues, ensuring that residents of Frettenham can enjoy the best of both worlds.



Note from Sowerbys



64 School Road.

“A splendid plot ready to accompany a fulfilling lifestyle.”

SOWERBYS



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating. Hot water heating is supplemented by thermal solar panels and there are also photovoltaic panels for electricity generation.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 5237-4925-5200-0317-6222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

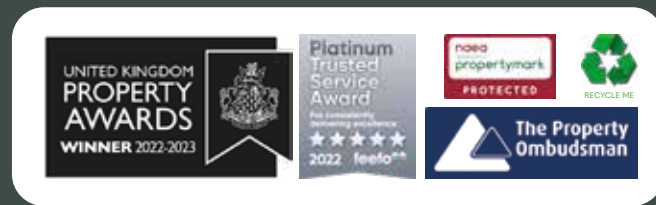
Freehold.

## LOCATION

What3words: ///remarking.rise.bedrock

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# SOWERBYS



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