



3 Mill Field Court

Frettenham, Norwich, Norfolk, NR12 7NU

BROWN & CO



3 Mill Field Court, Frettenham, Norwich, Norfolk, NR12 7NU

An executive five/six bedroom detached house in a quiet village location. Off road parking, garaging, and gardens.

£595,000



DESCRIPTION

No. 3 Mill Field Court enjoys a lovely position being one of five properties built in 2014 of brick and flint construction under pantile roof by well renowned local builders David Whiskerd. The property sits along a private cul-de-sac and offers a great deal of privacy, being well set back from the main road, and situated in a popular village location, within striking distance of Norwich.

The house is offered in excellent order throughout being approached via the front into a spacious reception hall providing access to the principal sitting room, kitchen dining room and cloakroom. The house flows beautifully with twin French doors opening into the garden room, which has underfloor heating so can be used as an extra all-year-round living space or nursery, and onto the gardens and garaging for the house. A utility room lies just off the kitchen area.

The bedroom accommodation is positioned across the first and second floors together with two-bathroom suites off the main landing. On the first floor there are four spacious double bedrooms, with an en-suite shower room to bedroom three. On the second floor there are two additional double bedrooms,

one of which is south facing with excellent views of the adjacent mill and fields and is ideal for use as a home office. The great joy of no.3 is all rooms benefit from built in wardrobes.

No. 3 Mill Field Court is approached off Mill Road into a private cul-de-sac serving three properties. No.3 is positioned on the right-hand side and predominantly faces to the east. There is off road parking to the front and a driveway leads up to the tandem garage measuring approximately 22ft. The gardens are mainly laid to lawn being fully enclosed by panel fencing; an attractive terrace adjoins the garden room.

The property is offered to the market with no onward chain.

Local authority – Broadland District Council

Services – Air source heating (underfloor heating on the ground floor), mains water, mains drainage, mains electricity.

LOCATION

Frettenham lies just off the B1150 Norwich to North Walsham Road, approximately midway between the well served centres of Spixworth and Coltishall. Norwich city centre lies approximately 6 miles to the south-west.

DIRECTIONS

Proceed out of Norwich in the direction of North Walsham and continue through Crostwick and take a left turn into Hall Lane. Continue on Hall Lane and as you approach Frettenham merge into School Road. At the end of School Road turn left into Mill Road and then take the immediate right into Mill Field Court.

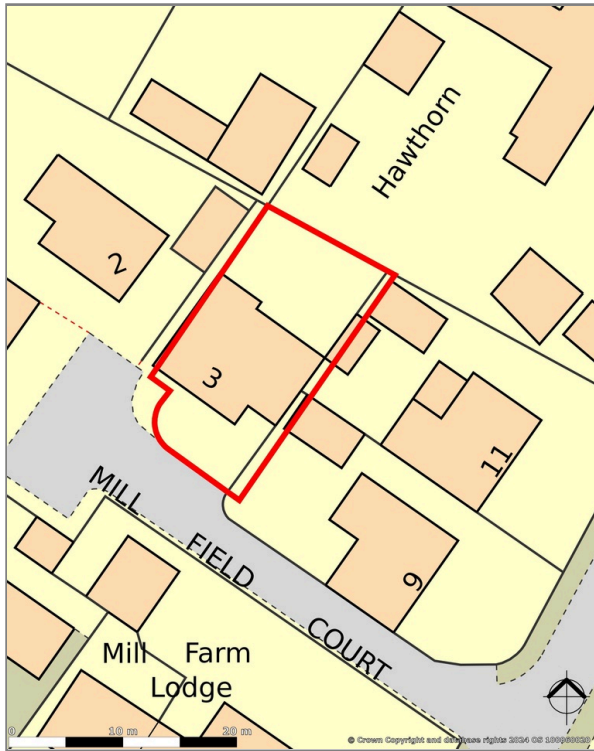
AGENT'S NOTES:

- (1) The large American style fridge freezer, dishwasher and washer dryer are included in the sale.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for Brown & Co. REF: 1083999

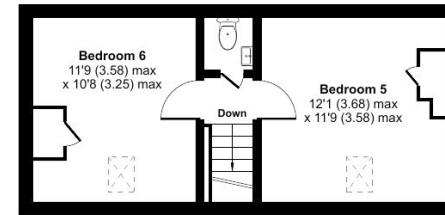
Mill Road, Frettenham, Norwich, NR12

Approximate Area = 1998 sq ft / 185.6 sq m

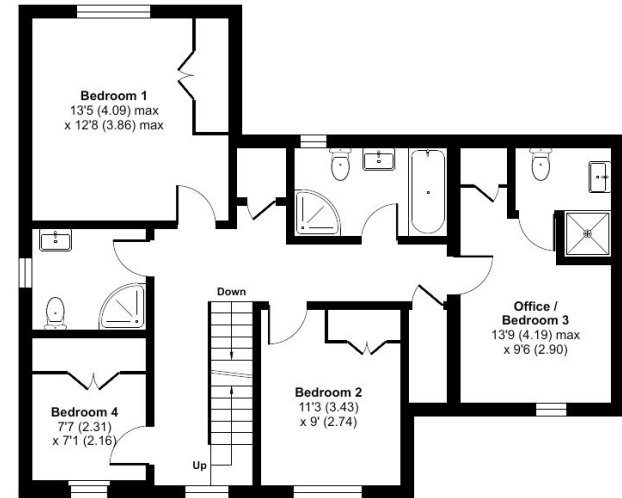
Garage = 219 sq ft / 20.3 sq m

Total = 2217 sq ft / 205.9 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
 The Atrium | St George's Street | Norwich | NR3 1AB
 T 01603 629871
 E norwich@brown-co.com

BROWN & CO
 Property and Business Consultants