

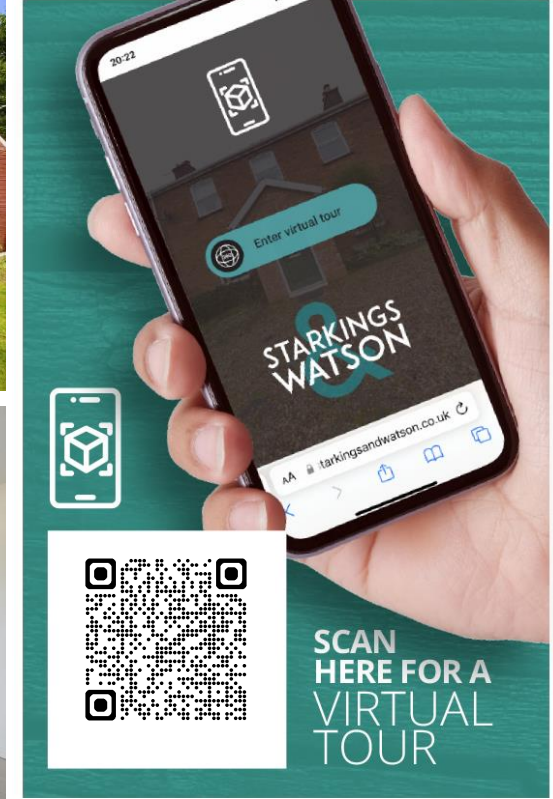
REDMERE CLOSE

Frettenham, Norwich NR12 7LN

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE
PROPERTY



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STARKINGS & WATSON

- No Chain!
- Extended Detached Family Home
- Close to Village School & Short Drive to NDR
- Recently Installed Kitchen with Large Island
- Separate Sitting & Dining Rooms
- Up to Four Bedrooms
- Two En Suite & Family Bathroom
- Enclosed Gardens with Garage & Studio

IN SUMMARY

NO CHAIN. This EXTENDED FAMILY HOME extends to over 1480 Sq. ft (stms) of accommodation, with a VERSATILE LAYOUT and extensive accommodation including the NEWLY INSTALLED KITCHEN/BREAKFAST ROOM. With the VILLAGE SCHOOL to the rear and easy access to the NDR, the village provides the perfect RURAL RETREAT. Enclosed GARDENS can be found to the rear, with a COVERED SEATING AREA, garage and STUDIO BUILDING - all adding to the lifestyle you could enjoy. The hall entrance leads to the 23' KITCHEN/BREAKFAST ROOM which is centred on a LARGE ISLAND and breakfast bar, including a range of appliances. The DINING ROOM and SITTING ROOM are open plan, with the hall continuing to a family bathroom and BEDROOM/STUDY. Upstairs, THREE BEDROOMS can be found, with TWO boasting PRIVATE EN SUITES.

SETTING THE SCENE

Siding onto the road, a low level timber fence encloses the shingle driveway which creates a parking and turning area. A timber gate leads to the rear, with

outside power and water supplies installed on the driveway.

THE GRAND TOUR

Stepping inside, an attractive wood effect tiled floor runs through the hallway, with an anthracite grey radiator and stairs rising to the first floor with storage below. The dining room is open plan with the tiled floor continuing, opening back into the hall and vertical anthracite radiator. The sitting room is open plan with your eye drawn through the sliding patio door onto the rear garden. Twin vertical radiators can be found to two sides, with the wood effect flooring continuing, and a light and bright white painted interior. The rear of the hall leads to a useful bedroom/study, with built-in storage. The adjacent bathroom is finished with a three piece suite, shower over the bath and tiled splash backs. The kitchen stretches across the width of the property, centred on the island and breakfast bar. A suite of appliances includes an electric oven and microwave combination at eye level, along with a gas hob and electric hob, fridge, freezer, and dishwasher. Upstairs, the three bedrooms lead off the landing, two being comfortable doubles with en suites. The larger includes a walk-in storage area, with a three piece en suite shower room and tiled splash backs, with the second bedroom offering a shower room with contrasting tiled splash backs and rainfall twin head thermostatically controlled shower.



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THE GREAT OUTDOORS

Heading outside, a covered seating area is found to the front of the garage, with a large patio area running around the side and rear. The central grass area is enclosed with timber panelled fencing, whilst outside lighting is installed, and a pathway leads to a storage shed and studio. The garage offers an up and over door to front, power and lighting, whilst the studio is accessed via French doors, with power and lighting installed.

OUT & ABOUT

Frettenham lies just off the B1150 Norwich to North Walsham Road, approximately midway between the well served centres of Spixworth and Coltishall. The village offers a local school and Pub. Norwich City Centre lies approximately 6 miles to the south-west.

FIND US

Postcode : NR12 7LN

What3Words : ///matchbox.stables.joked

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The electric fuse box was updated in 2022.

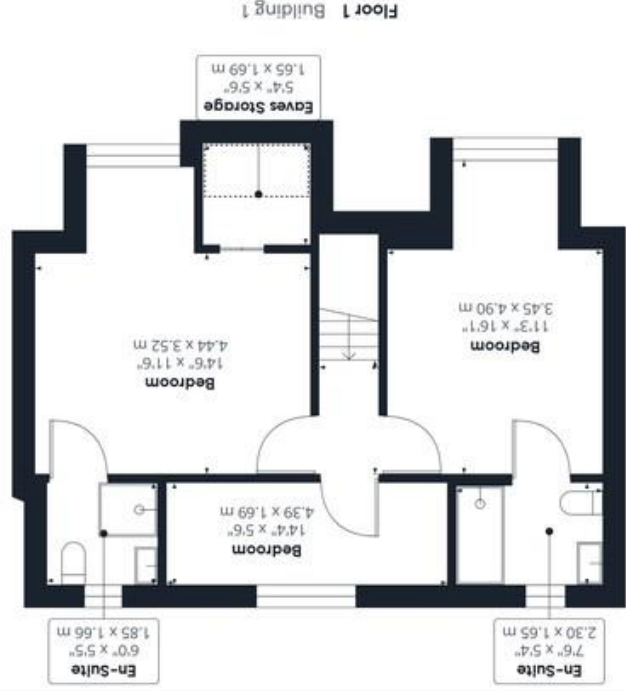
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m

1487.82 ft²
138.22 m²

Reduced headroom

29.78 ft²
2.77 m²