

william
h brown

Select

Mill Field Court
Frettenham



A FANTASTIC SIX-BEDROOM DETACHED HOME IN A CUL-DE-SAC LOCATION WITH FARMLAND VIEWS TO THE REAR ASPECT.

A FANTASTIC SIX-BEDROOM DETACHED HOME IN A CUL-DE-SAC LOCATION WITH FARMLAND VIEWS TO THE REAR ASPECT.

1 Mill Field Court, Frettenham, Norfolk NR17 7NU

2

RECEPTION HALLWAY

Offers access to the study, cloakroom, utility room, kitchen and sitting room. Stairs rise to the first floor and a second staircase leads down to the basement.

BASEMENT

A versatile space that is fully carpeted with heating that acts as another reception room and can be used in a variety of different ways. Generous built in storage.

CLOAKROOM

Low level WC, wash hand basin.

UTILITY ROOM

Built in storage, drainer sink unit and door to side aspect.

HOME OFFICE

With natural wooden flooring, a wall mounted radiator and window to the front aspect.

SITTING/DINING ROOM

A room the length of the house with part carpet and part natural wood flooring. A window to the front aspect and window and door to the rear. Feature brick built fireplace with inset wood burning stove. Double doors to kitchen.

KITCHEN

A range of base and eye level units and granite work surface. Built in electric oven and gas hob with extractor above, built in dishwasher. Drainer sink unit. Space for fridge freezer.







LANDING

Offering access to the airing cupboard, four bedrooms and the family bathroom.



PRINCIPAL BEDROOM

A carpeted double bedroom with a wall mounted radiator, a window to the rear aspect with field views, built in storage and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM

A modern suite comprising:- low level WC, wash hand basin and shower cubicle. Window to rear aspect.



BEDROOM TWO

A carpeted double bedroom with a wall mounted radiator, built in storage and access to an en-suite.

EN-SUITE

A modern suite comprising:- low level WC, wash hand basin, corner whirlpool bathtub with wall mounted shower above, fitted base level units with marble tops providing storage. Skylight window.

BEDROOM THREE

A carpeted double bedroom with a wall mounted radiator, window to the front aspect and built in storage.

BEDROOM FOUR

A carpeted double bedroom with a wall mounted radiator, window to the front aspect and built in storage.

FAMILY BATHROOM

A modern suite comprising: - low level WC, wash hand basin and bathtub. Window to rear aspect

BEDROOM FIVE

A carpeted bedroom with a wall mounted radiator, skylight window and eave storage.

BEDROOM SIX

A carpeted bedroom with a wall mounted radiator, skylight window and eave storage.





harvesting system that supplies the toilets throughout the house and outside tap to serve the needs of watering the garden and car washing.

AGENTS NOTE

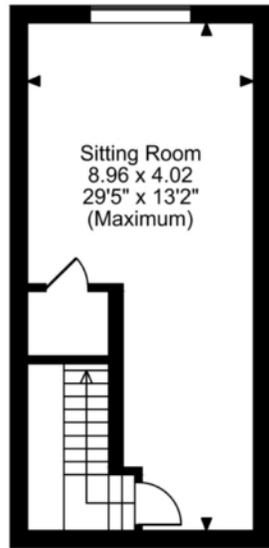
The home offers 16 Solar Panels. For further details please call the office on 01603 221797.

EXTERNAL

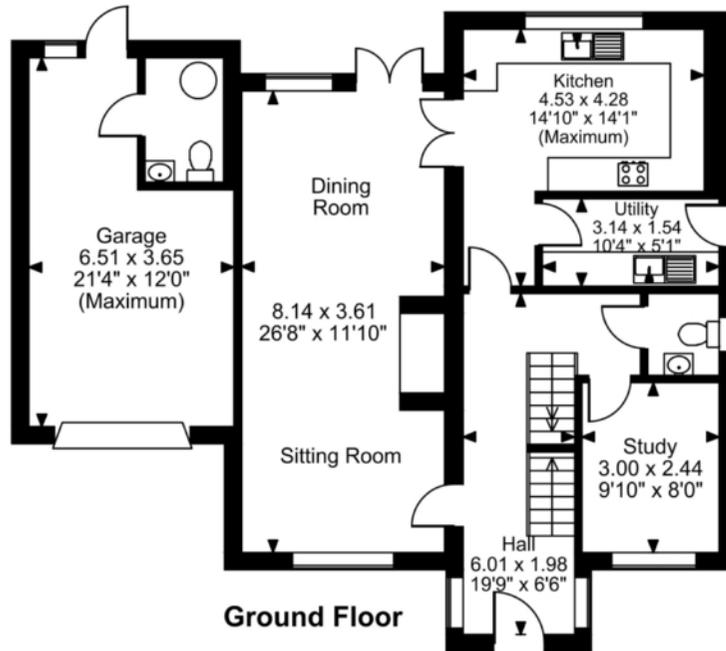
The front of the property offers parking on a paved driveway, two flower beds and gates side access. The rear of the home a large decked provides space for sitting and dining during the warmer months. An area laid to lawn and access to the garage. The garage has an added benefit of having a WC and includes boiler for heating system. A fantastic feature of the home is a 7000 litre water



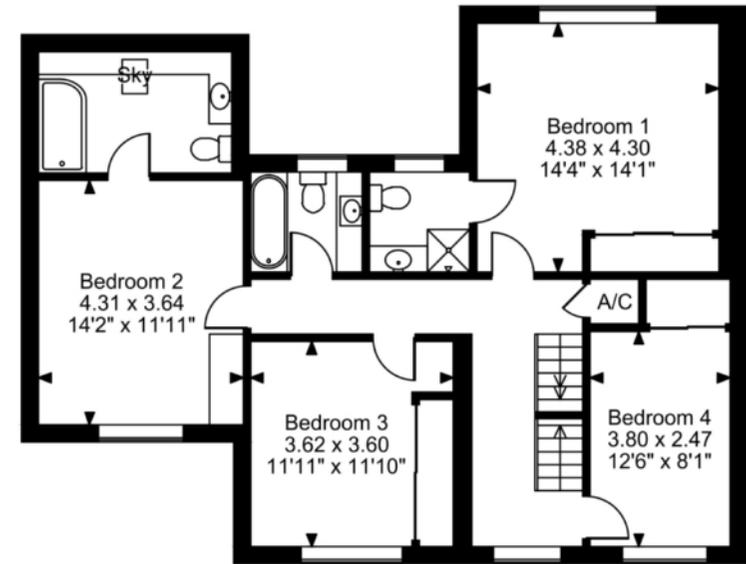
Mill Field Court, Mill Road, Frettenham, Norwich, Norfolk



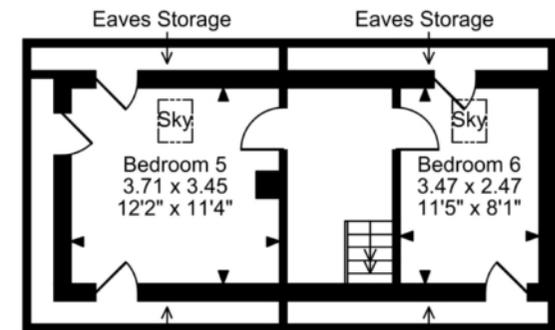
Basement



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

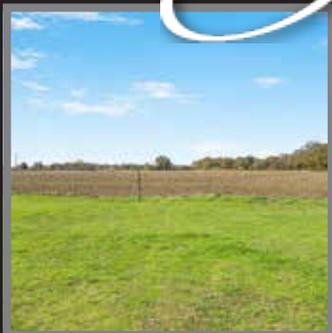
The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8665003/JRD

Select

£670,000

Located in a pleasant cul-de-sac, this well-presented six-bedroom home offers fantastic versatile accommodation spread over four floors. The home was individually designed and built by the present owners to incorporate a 'basement' that is fully carpeted with heating that can be used as a second large sitting/family room. Two of the six bedrooms offer an en-suite and the two bedrooms on the fourth floor can be used as extra reception space should there be a need. In total the accommodation extends to approximately 2500 square feet. In addition, there is a rear garden, driveway parking and a larger than average single garage that incorporates a WC. A fantastic feature of the property are the views over farmland to the rear. A fantastic feature of the home is a 7000 litre water harvesting system that supplies the toilets throughout the house and outside tap to serve the needs of watering the garden and car washing.



EPC Rating: C
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from you legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.