



Church Road, Frettenham - NR12 7NN

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Church Road

Frettenham, Norwich

Occupying a TRANQUIL VILLAGE SETTING, this detached FORMER BLACKSMITH'S COTTAGE blends PERIOD CHARM with MODERN COMFORT. The property has been thoughtfully UPDATED and MODERNISED throughout, while retaining CHARACTER FEATURES such as SOLID WOOD LATCH and BRACE internal DOORS, MONKEY TAIL HANDLES to the windows, TWO INVITING RECEPTION ROOMS, each with a FEATURE FIREPLACE. The modern fitted KITCHEN offers ample storage and workspace, making it ideal for both every-day living and entertaining. The ground floor BATHROOM is finished to a HIGH STANDARD and includes a contemporary SHOWER. Upstairs, TWO GENEROUSLY SIZED DOUBLE BEDROOMS provide peaceful retreats, each enjoying lovely VIEWS across the surrounding COUNTRYSIDE. The rear of the property boasts PANORAMIC FIELD VIEWS, creating a sense of space and serenity that is rarely found. The cottage sits within EXPANSIVE WRAP AROUND GARDENS, offering a wealth of opportunities for outdoor living and relaxation. Mature planting and well-tended lawns frame the property, while a shingle drive provides off-road parking for multiple vehicles.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Former Blacksmiths Cottage
- Updated & Modernised Interior
- Panoramic Field Views to Rear
- Wrap Around Gardens, Shingle Drive & Storage Space
- Two Reception Rooms with Feature Fireplaces
- Modern Fitted Kitchen
- Two Double Bedrooms
- Ground Floor Bathroom with Shower

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.



SETTING THE SCENE

Siding onto the road, a shingle driveway offers off road parking with gated access leading to the gardens.

THE GRAND TOUR

Stepping inside, the porch entrance offers an ideal meet and greet space with engineered oak wood flooring underfoot and a door taking you to the main sitting room. Centred on a feature open fireplace with a brick surround and pamment tiled hearth, this characterful room offers a warm and inviting feel with a side facing window and engineered oak wood flooring underfoot. A timber latch and brace door takes you to the adjacent dining room, with dual aspect views to side and rear. With continued engineered oak wood flooring underfoot and a further feature fireplace with exposed brick work and pamment tiled hearth, an inset cast iron wood burner creates a focal point, whilst stairs rise to the first floor landing with useful built-in storage cupboard space below, with a door to the rear lobby and a further opening to the kitchen. The kitchen offers a u-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with extractor fan above, whilst tiled splash-backs run around the work surface. An integrated fridge freezer and washing machine are built-in, with tiled flooring underfoot. The rear lobby leads off with a further door to the garden and with engineered oak wood flooring underfoot, with a door taking you to the ground floor. The family bathroom is finished with a white three piece suite. Attractive tiled splash-backs run around the room with matching tiled flooring, electric shower and glazed shower screen over the bath, and a heated towel rail.

Heading upstairs, two double bedrooms lead off the landing, both finished with engineered oak wood flooring, with the rear facing bedroom enjoying dual aspect views and the front facing bedroom offering ample space for freestanding or built-in wardrobes. Both bedrooms are finished with double glazing and period style cast iron radiators.

FIND US

Postcode : NR12 7NN

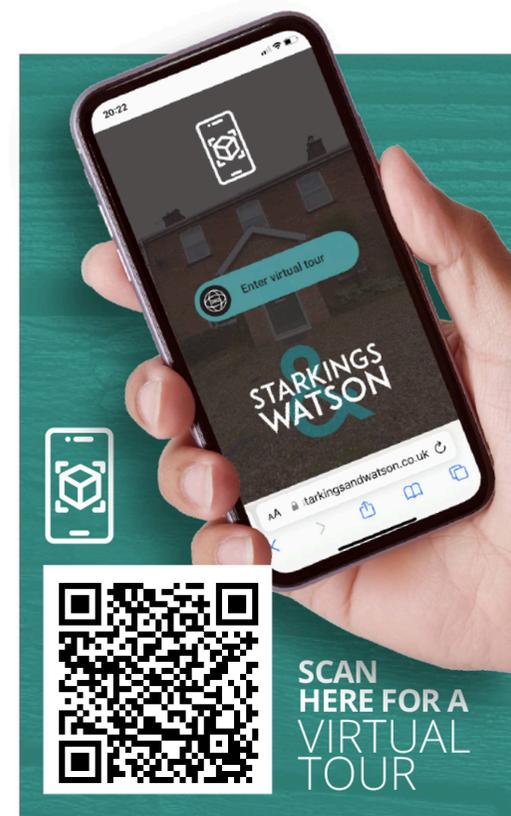
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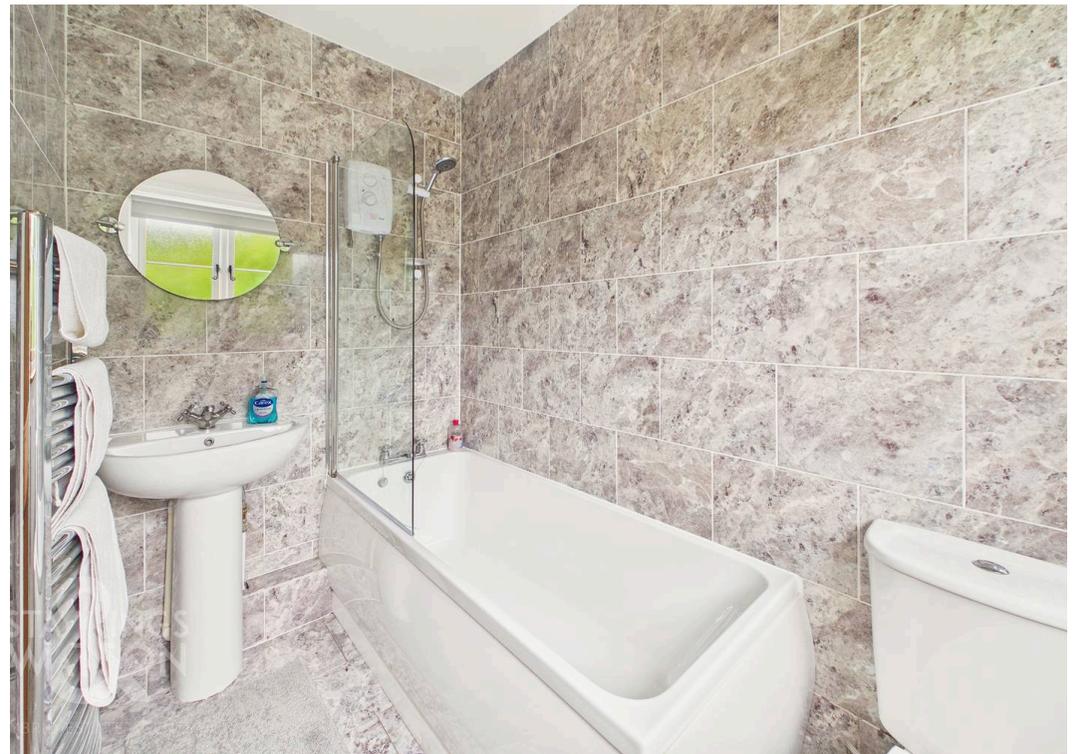
VIRTUAL TOUR

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

AGENTS NOTES

A flying freehold exists to the first floor.







THE GREAT OUTDOORS

The rear gardens wrap around the property, being mainly laid to lawn and including low level fencing which ensure the field views beyond can be enjoyed. A large area of shingle can be found to the rear with ample outside storage space, and timber gates to the front driveway. Mature hedging sits to the front boundary offering a high degree of privacy with a timber storage shed and oil tank to the far corner.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

753 ft²
70 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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