



Badgers Mount
New Road | Fritton | Norfolk | NR31 9HR

 FINE & COUNTRY

ARCHITECTURAL LIVING



This is a distinctive and beautifully presented detached home, set well back from New Road within approximately 0.57 acres in the desirable village of Fritton. Approached by a long gravel driveway and framed by lawns, mature planting and woodland views to the front, the property offers an immediate sense of privacy and arrival. Its design combines traditional red brick elevations with a more contemporary architectural twist, creating a home that feels individual, spacious and well suited to modern living.



KEY FEATURES

- A Bespoke Architecturally Designed Detached Family Home
- Set Within approximately 0.57 acres with Extensive Gardens
- Five Double Bedrooms including Two En-Suites
- Open Plan Kitchen, Dining and Living Space with Bi-Fold Doors
- Self-Contained Annex Ideal for Family, Guests or Independent Living Heated Outdoor Swimming Pool Recently Re-Lined
- Oversized Double Garage and Extensive Driveway Parking
- Summer House, Productive Garden Areas and Broad Lawn
- Peaceful Village Setting with Woodland Views to the Front
- Approximately 2,567sq.ft of Flexible Accommodation
- Energy Rating: D

At the heart of the house lies a superb open plan kitchen, dining and living space, designed to bring people together while remaining practical for daily family life. The kitchen is fitted with sleek contemporary cabinetry, generous work surfaces and ample room for cooking and preparation, while the dining area sits beside full-width bi-fold doors that open directly onto the terrace and garden. This strong connection to the outside is one of the home's defining qualities, drawing in natural light and making the space feel open, sociable and uplifting throughout the day.

Living & Entertaining

A separate sitting room provides a contrasting atmosphere, with its impressive vaulted ceiling and striking central fireplace creating a memorable focal point. The wood-burning stove adds warmth and character, making this an inviting room in every season. From quiet evenings by the fire to larger gatherings that flow into the kitchen and garden beyond, the layout offers a wonderful balance between comfort and entertaining.

Spaces To Unwind, Sleep & Recharge

The accommodation is arranged over several levels, giving the house both architectural interest and a practical degree of separation. There are five double bedrooms in total, two of which benefit from ensuite facilities. The principal bedroom is particularly appealing, enjoying generous proportions, a bright outlook and views over the front approach, while the remaining bedrooms are equally flexible for family use, guests or home working. A stylish family bathroom and additional shower room further support the needs of a busy household.





KEY FEATURES

The Annex

A real advantage of Badgers Mount is the self-contained annex on the lower ground floor, complete with its own kitchen, sitting area, bedroom and shower room. This provides excellent flexibility for multi-generational living, visiting family, older children seeking greater independence or even a dedicated guest suite. The oversized double garage and adjoining spaces add yet more practicality, with ample room for storage, hobbies or workshop use.

Gardens, Pool & Outdoor Lifestyle

Outside, the grounds make a lasting impression. Broad lawns stretch away from the house, creating an exceptional sense of openness, while established trees and borders add colour, privacy and seasonal interest. The heated swimming pool, recently re-lined, introduces a real lifestyle element and gives the property an enjoyable leisure focus during the warmer months. There is also a charming summer house tucked within the garden, offering a peaceful retreat, creative studio or simply a lovely place to sit and take in the surroundings.

Beyond the more formal areas, there are productive raised beds and practical outdoor spaces that enhance the home's versatility without losing the overall feeling of calm and retreat. Whether hosting friends on the terrace, enjoying time by the pool or simply appreciating the scale of the plot, the outside space is a central part of what makes this property so special.





















INFORMATION



On The Doorstep

Fritton offers a sought-after village setting with an appealing mix of countryside surroundings and convenient access to everyday amenities. Nearby Bradwell provides a supermarket and pharmacy, while The Fritton Arms is a well-known local destination for dining. The area is also well placed for countryside and woodland walks, access to the Norfolk Broads and journeys towards the coast, making it particularly attractive for those seeking a lifestyle-led move without feeling remote. The surrounding network of roads places Great Yarmouth, Gorleston and Beccles within convenient reach, broadening the appeal for both commuting and leisure. This is a location that works well for families, couples and those looking for more space, privacy and flexibility in their next home.

How Far Is It To?

Beccles – approximately 8 miles, Great Yarmouth – approximately 5 miles
Norwich – approximately 20 miles, The Norfolk Broads – within easy reach
The Suffolk Heritage Coast – approximately 40 minutes
Local Supermarket and Pharmacy in Bradwell – nearby

Directions - Please Scan QR Code Below

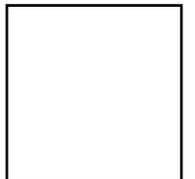
From Beccles, leave via George Westwood Way and turn left at the roundabout. Continue down the A146 until you reach the next roundabout and take the 3rd exit onto Yarmouth Road. Continue to follow the A143 for approx. 6 miles and then turn left onto New Road. Follow New Road for a few moments and the property will be on your right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [sporting.term.recording](https://www.threewords.com/)

Services, District Council and Tenure

Oil Central Heating including Heating for the Swimming Pool
Underfloor Heating to the Lounge, Dining Area, Kitchen and Hallway
Mains Water and Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Great Yarmouth Borough Council - Council Tax Band F
Freehold





Ground Floor



1st Floor

Approximate total area^{††}
 2567 ft²
 238.3 m²

†† 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.

GI RAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(84-93)	B		
(69-83)	C		
(55-68)	D		
(39-54)	E		
(21-54)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	72
England & Wales		EU Directive 2002/91/EC	
www.epcreg.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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