Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from the seller’s legal representative or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.

OUTSIDE A decked area can be found on all four corners of the property, with the largest enjoying a sunken Swedish hot tub. Off road parking is available to the front of the property.

The property is accessed via a shared long driveway from the main road and through a security barrier into the holiday complex, passing a lake and leisure facilities. There are immaculate, communal grounds including unfenced ponds.

Note. The property cannot be your sole/main residence. Ground rent and service and maintenance charges apply. Restrictive covenants apply.

*The property is to be sold as furnished, subject to discussion with the vendor.

DIRECTIONS Follow the A143 through Haddiscoe, towards Great Yarmouth. Cross the bridge at St Olaves and continue on this road. Just after the Fritton Plant Centre and Flea Market, turn left at the impressive entrance into The Caldicott Hall golf complex, Redwings and Fairway Lakes Village. Follow the driveway, forking right towards Barn Wood leisure facilities. Go through the security barrier and the property is on the left hand side.

EPC Current N/A Potential N/A
Unique and stunning Scandinavian design 3/5 bedroom detached chalet with character on a prestigious plot. Low level ambient LED lighting gives a lovely atmosphere whilst being eco friendly! Impressive Italian walkway traversing between the two mezzanine rooms gives a feeling of simplistic grandeur.

**3 Fairway Lakes**  
Fritton | Great Yarmouth | Norfolk | NR31 9EY

O.I.E.O. **£250,000**

Contemporary, leasehold Scandinavian designed chalet with furnishings*

3/5 bedrooms, 3 on the ground floor with 2 further potential bedrooms upstairs

21' open, vaulted ceiling lounge/diner with Italian glass walkway above & a modern woodburner

14’1 master bedroom with en-suite shower room & access to the rear deck & fairway views

Luxury bathroom with sauna/steam room. Swedish hot tub can also be found on the largest decked area

LPG central heating plus a gas fire & triple glazing. LED lighting throughout

Set on a golf course with well maintained communal green areas & lakes

Off road shingled parking to the front of the property

Leisure facilities on-site at Caldecott Hall, include pool, sauna & gym (discounted fees apply)

Accessed via barrier entry system & conveniently located for the Coast & the Norfolk Broads