



## 20 Fairway Lakes Village, Caldecott Hall

£250,000 Leasehold

Across the lake, this Scandinavian-style lodge captures stunning panoramic views that frame its every angle. The open-plan layout unites the living, kitchen, and dining areas, with vaulted ceilings amplifying the sense of space and light. With three well-proportioned bedrooms, including a master with en-suite and sweeping lake views, this property is designed for both comfort and privacy. The property features 2.5 bathrooms, adding to its convenience and appeal. Two expansive decking areas, south/westerly facing, offer the perfect spaces for relaxation and outdoor living. Set in a private, non-overlooked location and offered with no chain, this unique lodge offers a rare opportunity for year-round holiday use (not permanent residence).

Council Tax band: C

Tenure: Leasehold



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### The Location

Fairway Lakes Village is perfectly positioned within the grounds of Caldecott Hall, offering an idyllic location just a short drive from the stunning coastline and the Norfolk Broads. This exclusive development, located in the charming village of Fritton, provides easy access to the beauty of the Norfolk Broads and is only 5 miles



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The bustling city of Norwich, with its major amenities, is just a 25-minute drive away. Set within a 400-acre country park, residents benefit from year-round use and enjoy access to the spa at a discounted membership, with an indoor pool, gym, and steam room, as well as two 18-hole golf courses.

The peaceful surroundings, combined with the convenience of local attractions and city access, make this an exceptional location for both relaxation and adventure. The Redwings Café is open throughout the summer and on certain days throughout the week when it's not the summer season, offering a wonderful spot to unwind.

### Fairway Lakes Village

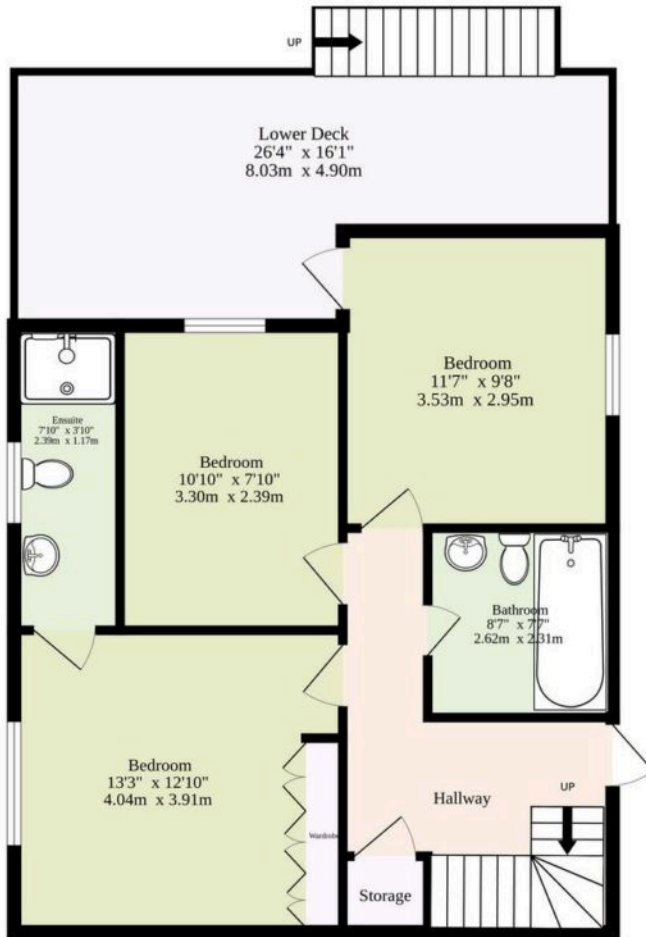
The interior of this exceptional property is designed to impress, with every element carefully considered to create contemporary living. The open-plan layout seamlessly connects the living, kitchen, and dining areas, creating a light-filled atmosphere where natural light flows effortlessly through large windows. The vaulted ceiling in the lounge area adds an extra sense of space, giving the entire home an airy and expansive feel.

The kitchen is equipped with integrated appliances such as an oven, fridge/freezer, dishwasher, and a wine cooler, making it ideal for both everyday living and entertaining. Each of the three bedrooms has been thoughtfully designed to ensure maximum comfort, with ample space and flexibility to suit a variety of needs.

The master bedroom boasts panoramic views over the lake, providing a serene backdrop for restful nights. For ultimate



Ground Floor  
522 sq.ft. (48.5 sq.m.) approx.



1st Floor  
580 sq.ft. (53.9 sq.m.) approx.



Not Inclusive Of Any Outside Space

TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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