



14 Freyden Way, Frettenham

Guide Price £325,000 - £350,000

14 Freyden Way

Frettenham, Norwich

Sitting proudly on a generous plot in the charming village of Frettenham, this detached bungalow offers a huge amount of potential to extend and improve (stpp). Highlighting an open-plan living/dining area, a light-filled conservatory, a kitchen, two double bedrooms and a bathroom. Externally, you will find an expansive garden offering endless possibilities for outdoor activities and enjoyment, a driveway providing off-road parking and a garage for storage options. Acquire this residence to experience all it has to offer.

Location

Frettenham is a small, picturesque village located in the county of Norfolk. Situated approximately 7 miles north of Norwich, it lies in a tranquil rural setting, surrounded by farmland and natural beauty. The village boasts a close-knit community, with historic properties, quaint cottages, and charming country lanes. Frettenham's peaceful atmosphere is complemented by its proximity to both the city of Norwich and the Norfolk Broads, making it an ideal location for those seeking a balance between rural living and access to urban amenities. The village is also home to local amenities, including a village hall, schools, bus routes, local shops and the nearby St. Andrew's Church, which adds to its historic charm.





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Upon entering, you are greeted by a sense of spaciousness and warmth. The heart of the home lies in the open-plan sitting/dining room, a welcoming space for relaxation and entertaining. Connecting seamlessly to the living area is a light-filled conservatory, that extends the reception space to allow you to enjoy the outdoors within the comfort of your own home. The kitchen is ready for you to make it your own, fitted with wall and base units, appliances and plenty of storage, to be able to cook your favourite meals.

The bungalow features two double bedrooms, each thoughtfully designed to offer relaxation and privacy. The accommodation is complete with a bathroom, comprising of a three piece suite, for convenience and ease.

Stepping outside, the property reveals an expansive garden that offers endless possibilities for outdoor activities and enjoyment. It is predominately laid to lawn, surrounded by planted beds, hedging and mature trees, adding character to the space. A timber storage shed and a greenhouse offer practical solutions for gardening enthusiasts, for storing your garden equipment and tools. Overall, it is fully enclosed for privacy and seclusion. At the front of the residence is a driveway providing off-road parking and a garage for storage options.





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Agents notes

We understand that this property is freehold.
Connected to mains water, electricity and drainage.

Heating system - Electric.

Council tax band: C

- Detached bungalow sitting on a generous size plot in the village of Frettenham
- Spacious and flexible accommodation, with a huge amount of potential to extend (stpp)
- The heart of the home lies in the open-plan sitting/dining room, inviting relaxation and entertaining
- Conservatory that extends the reception space, filled with an abundance of natural light and offering garden views
- Kitchen fitted with wall and base units, appliances and storage, ready for you to make your own
- Two bedrooms and a bathroom
- Expansive garden offering endless possibilities for outdoor activities and enjoyment, complete with a timber storage shed and a greenhouse
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, schools and bus routes, with Spixworth and Hainford nearby



Ground Floor

1007 sq.ft. (93.6 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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