



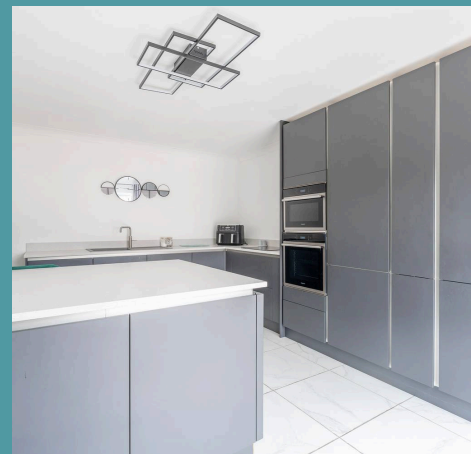
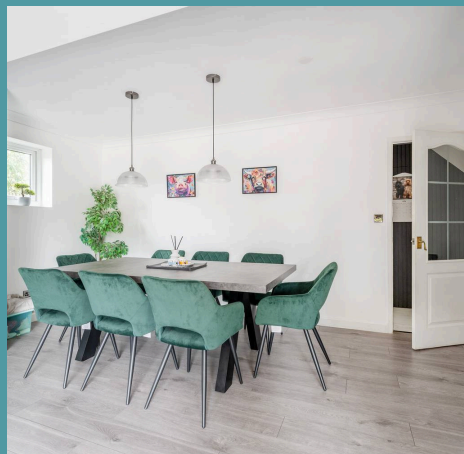
2 Mayton Avenue, Frettenham

Guide Price £425,000 - £450,000

2 Mayton Avenue

Frettenham, Norwich

This beautifully updated detached home on Mayton Avenue offers a refined mix of modern luxury and everyday practicality. With four well proportioned bedrooms and spacious living areas, the property is perfectly suited to family life. The heart of the home is a bright open plan lounge and dining area featuring large sliding doors that open onto a private landscaped garden, ideal for indoor and outdoor living. The stunning kitchen pairs classic navy cabinetry with sleek chrome finishes and integrated Hotpoint appliances. A split garage provides both storage and a dedicated gym space while the carport and generous driveway ensure ample parking. High end features such as underfloor heating in the bathroom and a newly installed boiler offer comfort and efficiency. Set in a peaceful and friendly neighbourhood, this stylish and move in ready home is a rare opportunity for discerning buyers.





2 Mayton Avenue

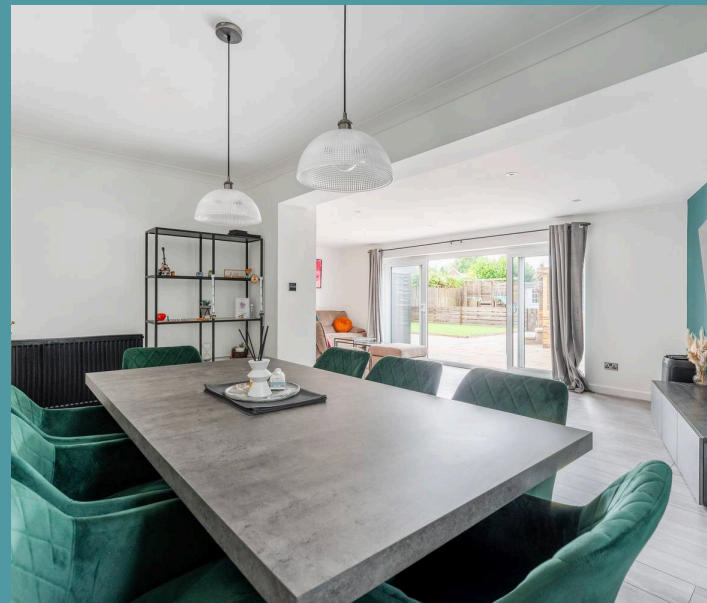
Frettenham, Norwich

The 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 amenities.

The village is also home to local facilities, including a village hall, schools, bus routes, local shops and the nearby St. Andrew's Church, which adds to its historic charm. For coastal escapes, the popular seaside town of Cromer is just a 20-minute drive away, offering sandy beaches, a traditional pier, and stunning coastal walks.



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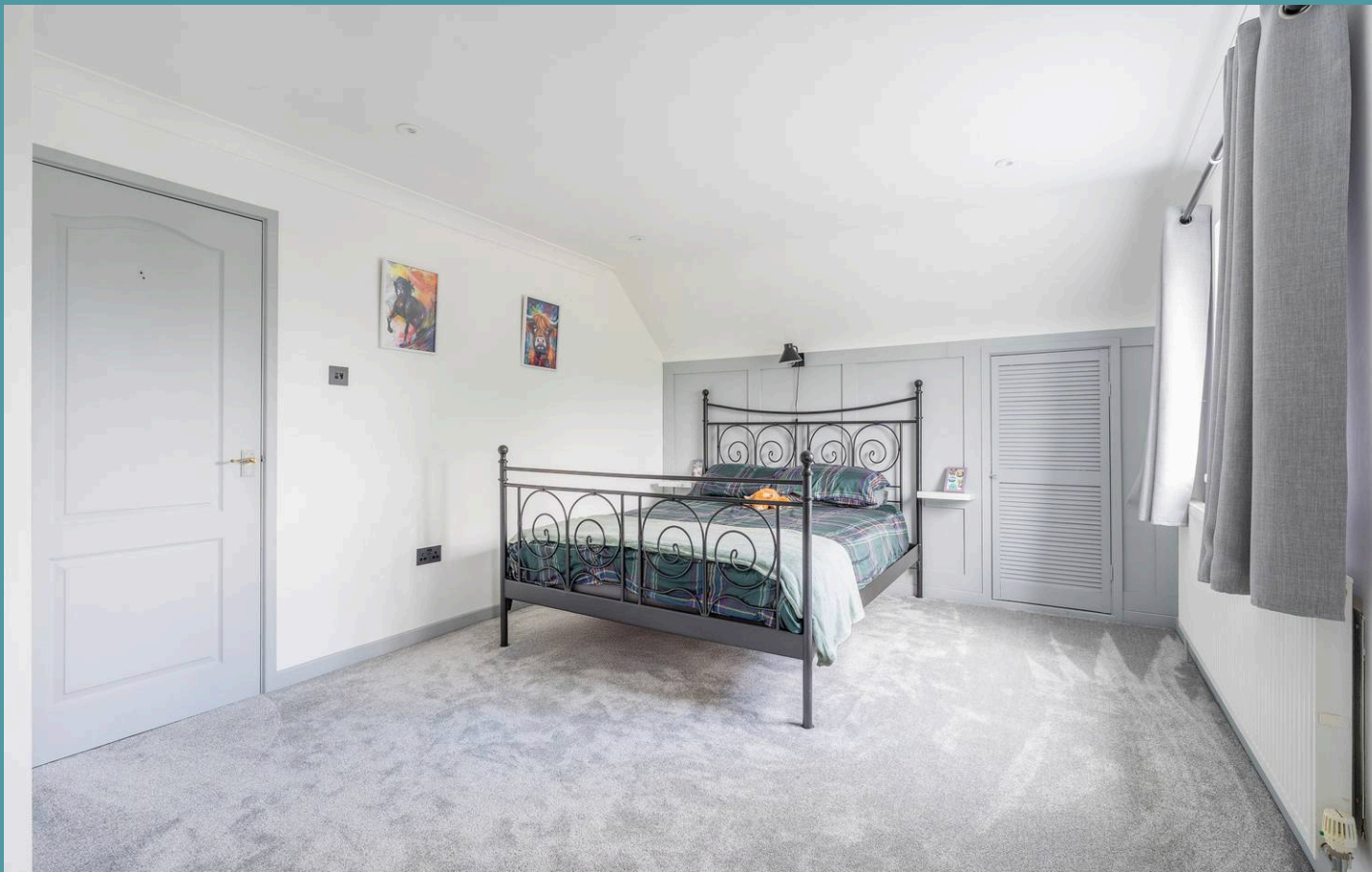
Mayton Avenue, Frettenham

This immaculately presented detached home offers generous, flexible accommodation with a range of high-quality features—ideal for modern family living. Having been thoughtfully extended and updated, the property combines contemporary style with practical design and sits within a peaceful residential setting with friendly neighbours.

To the front, the home is approached via a brick weave and shingle driveway providing ample off-road parking, along with a carport and a garage. The garage has been cleverly split, offering both storage space and a fully functioning gym area—perfect for those seeking a dedicated workout zone or home office potential.

The beautifully landscaped rear garden is a true highlight. Private and not overlooked, it offers a quiet space with a broad sun terrace, enclosed children's play area, and a covered patio complete with hot tub—perfect for entertaining or relaxing in all seasons.

Inside, the house is finished to a high standard throughout. A welcoming hallway leads to a stylish ground-floor bathroom with underfloor heating, a well-proportioned bedroom with built-in storage, and a stunning kitchen/breakfast room. The kitchen boasts a timeless combination of chrome finishes and classic navy cabinetry, complemented by integrated Hotpoint double ovens and sleek modern fittings.





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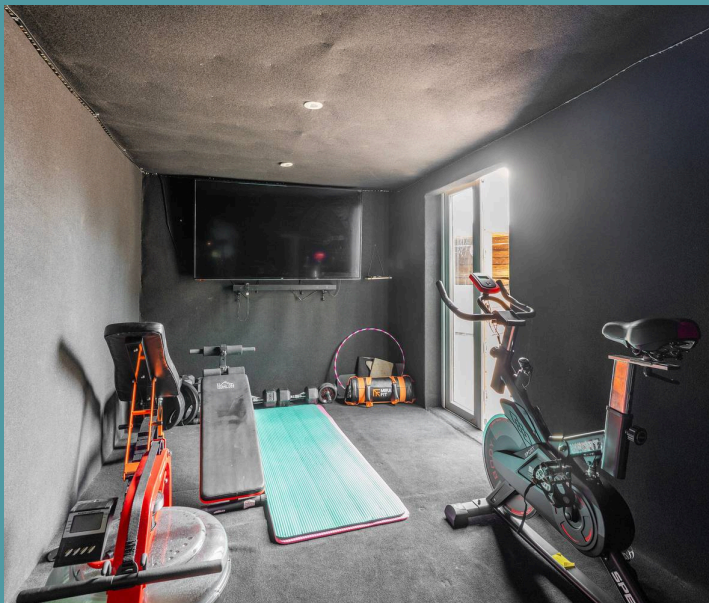
At the heart of the home is a spacious open-plan living and dining area. The sitting room features large sliding doors that open out to the rear terrace, flooding the space with natural light and creating a seamless connection between indoor and outdoor living. The adjoining dining area is perfect for family meals or entertaining guests. Upstairs, the accommodation continues with three further bedrooms, two with built-in storage and a contemporary family shower room. The property also benefits from a new boiler, offering efficient and reliable heating throughout.

Stylish, functional, and ready to move into, this exceptional home is ideal for buyers seeking space, comfort, and privacy in a welcoming residential setting.

Agents Note

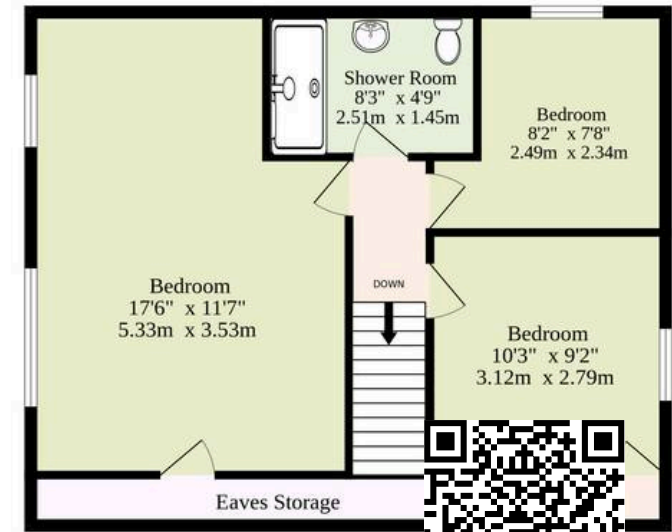
Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.



Ground Floor
1013 sq.ft. (94.1 sq.m.) approx.

1st Floor
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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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