



Waveney New Road, Fritton

Great Yarmouth



Minors & Brady

Waveney New Road

Fritton, Great Yarmouth

Imagine a home where every detail has been considered to make family life effortless. Set within the desirable village of Fritton and resting on approximately a third of an acre (stms), this exceptional detached residence has been renovated to the highest standard, offering light-filled, flowing interiors designed for modern living. At its heart, a high-spec kitchen and dining area creates the perfect setting for shared meals, lively conversation, or quiet mornings with coffee in hand. The living room, with its generous windows and elegant fireplace, feels welcoming and calm, connecting naturally to the garden beyond. Upstairs, three well-appointed bedrooms and a contemporary shower room provide restful, private spaces, while outside, the landscaped grounds offer a blend of play, relaxation, and entertaining: sweeping lawns, a raised deck with summer house, a sandstone terrace, and a pergola-shaded hot tub area. It is more than just a house, this is a home where memories are made and the rhythm of family life is celebrated.



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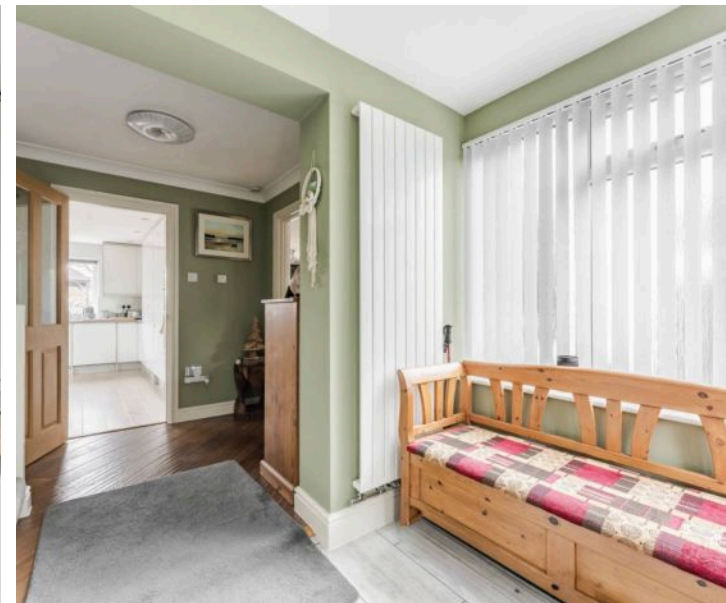


Waveney New Road

Fritton, Great Yarmouth

- Exquisite detached residence proudly positioned on approximately a third of an acre, in the desirable village of Fritton (stms)
- Flowing interiors throughout the property featuring natural oak flooring, abundant natural light, and carefully considered layouts that balance style, comfort, and everyday functionality
- Bespoke high-spec kitchen with a central island, integrated appliances including NEFF oven and grill, propane gas hob with stainless steel island hood, integrated fridge-freezer and a dishwasher
- Spacious and light-filled living room featuring expansive windows, a subtle yet striking fireplace, and seamless flow to the garden
- Three generously appointed bedrooms designed for comfort and privacy, providing restful personal spaces for every member of the family
- Contemporary shower room finished to an exceptional standard with a walk-in shower, elegant vanity, and modern tiling that continues the refined interior aesthetic
- Landscaped gardens with sweeping lawns, a raised deck with summer house, a sandstone terrace perfect for entertaining, and a pergola-shaded hot tub
- Remote-operated tandem garage with ample space for vehicles, a powered outbuilding for storage or hobbies, and secure gated access enhancing both practicality and convenience
- Vast driveway providing off-road parking for 8 vehicles and double gates framed by a high brick boundary wall, offering secure parking while making a striking first impression
- Double glazed windows throughout and energy efficient solar panels

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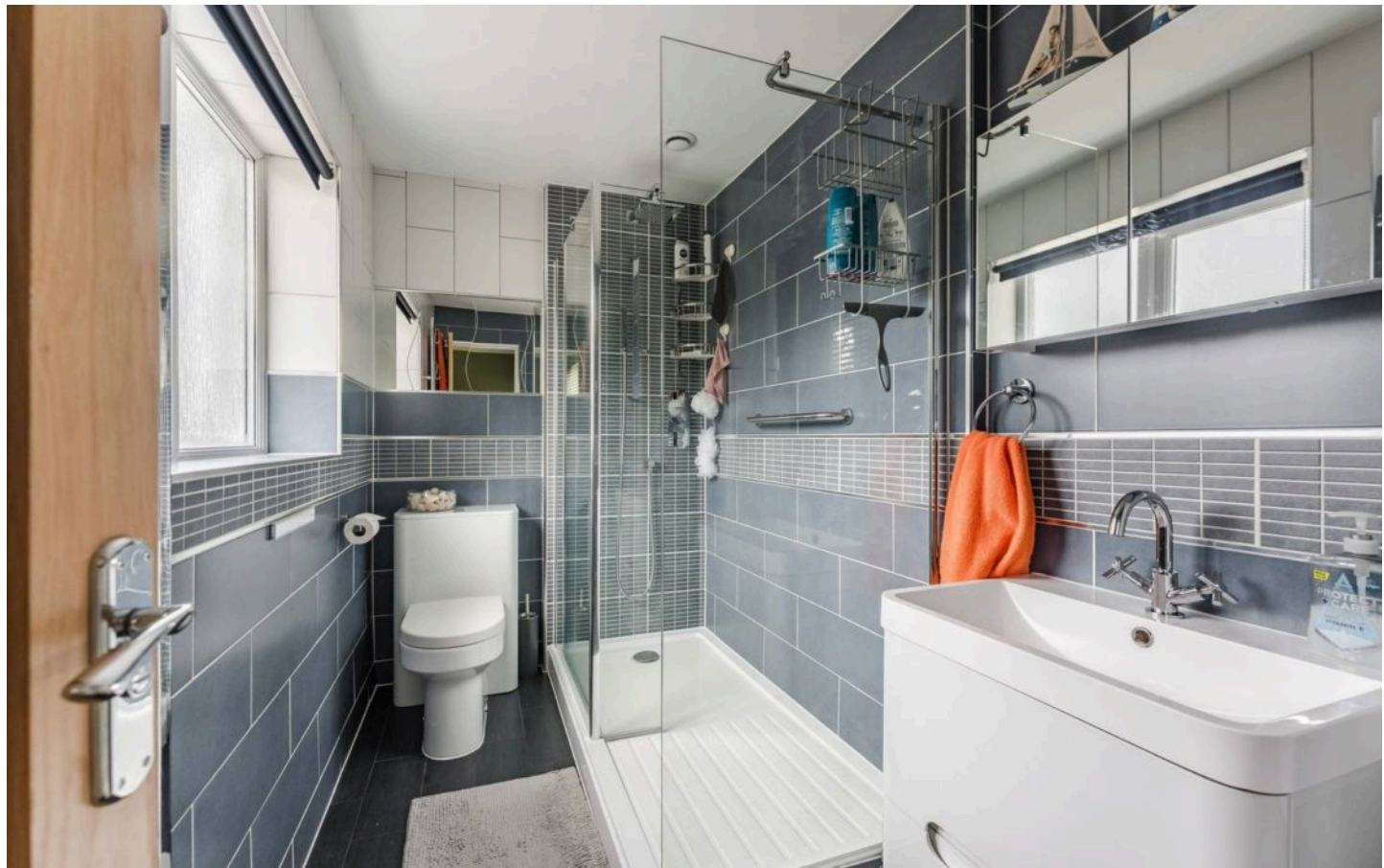
Fritton, Great Yarmouth

Explore the village of Fritton

Fritton is a small, rural village in south Norfolk, forming part of the civil parish of Fritton and St Olaves. It is set in a tranquil countryside landscape, with open farmland, pockets of woodland, and low-lying wetland areas that reflect its proximity to the River Waveney. The village is immediately north of Belton, making Belton the nearest settlement for day-to-day shopping and services, while the coastal town of Gorleston and the larger town of Lowestoft are within a reasonable drive, offering additional shops, leisure facilities, and transport connections. Fritton itself has a very limited number of amenities, with most residents relying on Belton for essentials such as convenience stores, a pharmacy, cafés, and local pubs. The local schooling options for families include Belton Primary School and Burgh Castle Primary School, both within a short drive.

One of the village's most notable features is Fritton Lake, a large body of water surrounded by woodland that provides opportunities for walking, fishing, and nature observation. The nearby historic village of St Olaves lies on the River Waveney and adds character to the parish, with its riverside paths and historic architecture. Transport links are modest within the village itself, but Lowestoft, approximately 15–20 minutes by car, provides access to major roads, bus routes, and rail connections, facilitating travel to Norwich, Great Yarmouth, and other parts of East Anglia. Fritton's setting offers a quiet, rural lifestyle, combining open countryside and natural amenities with convenient access to local villages, the coast, and regional transport routes.

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Set in one of Fritton's most distinguished residential pockets, this exceptional home has been reimagined with a level of refinement that elevates everyday living into something altogether more considered. It is a house that speaks quietly of quality, not through extravagance, but through the assurance of craftsmanship, clarity of design and an intuitive understanding of what modern family life should feel like.

The first impression is one of calm confidence. The porch opens into a reception hall where soft natural light moves across the oak flooring, establishing a sense of warmth and welcome that carries through the entire interior. This is the kind of entrance that transforms routine moments, the school run, the return from a winter walk, into something gently grounding. A discreet cloakroom sits just off the hall, placed with family practicality in mind but executed with the same level of polish as the rest of the home.

The living room is a space designed for quiet comfort and everyday living. Natural light pours in through a bay window, adding warmth and depth, while a subtle fireplace provides a soft focal point that complements rather than competes with the room's calm ambience. With views across the garden, it's a space that connects effortlessly with the outdoors, ideal for relaxed evenings, family time or simple moments of rest.



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The open-plan kitchen and dining suite is the true heart of the home, not just because of its scale, but because of the lifestyle it encourages. It is a space made for movement: children preparing for the day while breakfast is assembled, friends gathering around the island with a glass of wine, hosting occasional gatherings with loved ones. The dining area extends this sense of ease. There is space here for both everyday ritual and celebratory moments, that spill out towards the garden through the stable door. It is a room that adapts to the family it serves.

The kitchen has been designed with precision. High-gloss cabinetry offers a sleek foundation, allowing the craftsmanship of the bespoke island, with its warm timber worktop, to take centre stage. The island becomes the natural gathering point, a place to cook, talk, plan, and pause. The propane gas hob and stainless-steel island hood introduce a professional edge, while the concealed NEFF oven and grill, integrated fridge-freezer, integrated dishwasher and dedicated laundry provisions create a seamless environment where everything has its place and its purpose. Overhead, remote-controlled Velux windows add an almost architectural quality, drawing sunlight deep into the room and creating a sense of lift and openness that changes with the sky.



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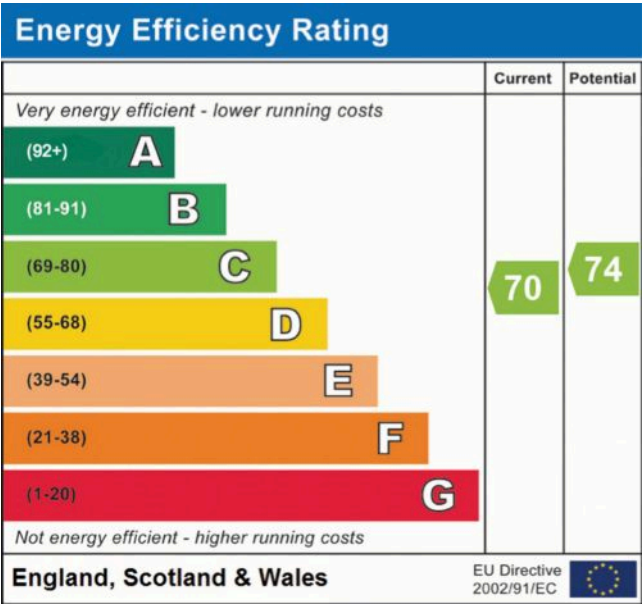
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Upstairs, the three bedrooms offer the utmost comfort and privacy. The principal room feels immediately restorative, with gentle contours, subtle tones and an atmosphere that encourages rest. The remaining bedrooms mirror this sense of serenity, offering flexibility for children, guests, study space or dressing room use as life evolves. The shower room echoes the home's design language: clean lines, curated finishes, contemporary tiling and a walk-in shower designed with both comfort and style in mind.

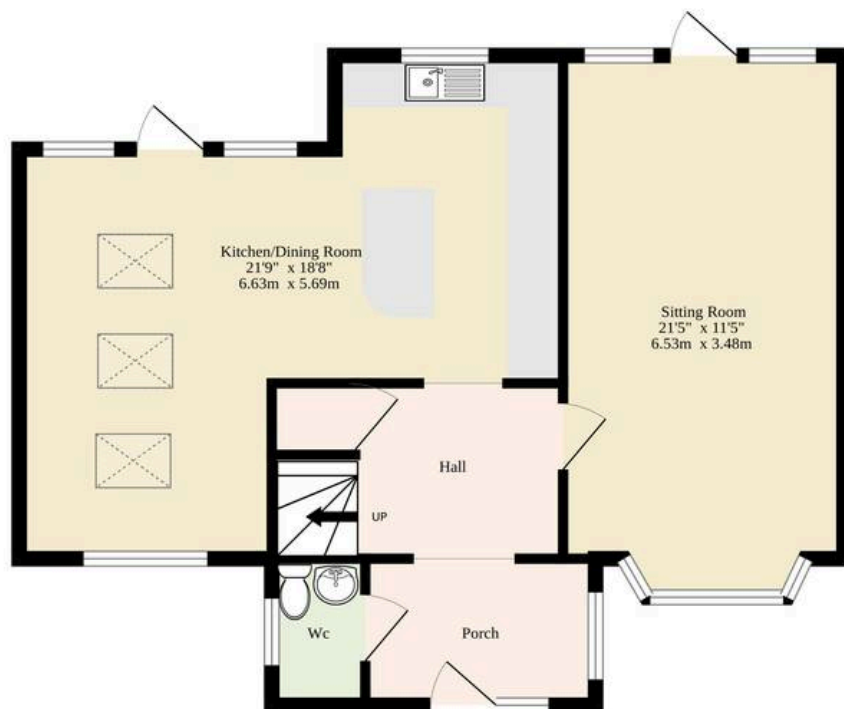
The garden extends the living experience further. Landscaped with precision, it offers an expanse of lawn that feels both inviting and private. At the far end, a raised deck and summer house forms the perfect spot for seating arrangements, while the sandstone terrace creates a natural gathering point for outdoor dining and warm-weather entertaining. A separate decked area beneath a pergola frames the hot tub, offering a dedicated space for unwinding whilst enjoying views of the garden.

With a remote-operated tandem garage, a powered outbuilding ideal for hobbies or storage, and secure gated access, the practicalities of family life have been quietly woven into the property without compromising its aesthetic or its sense of ease. The frontage, framed by a high brick boundary wall and double gates, has a restrained grandeur that hints at the quality found within.

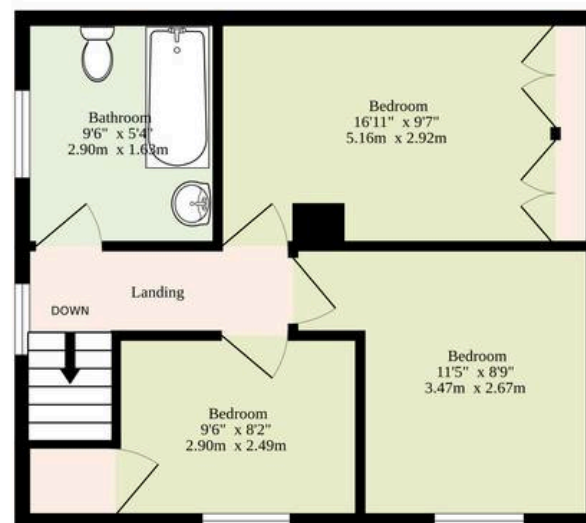
This is a residence for those who value design, comfort and the rhythm of a well-considered home. A place where family life can unfold naturally in beautiful surroundings — and one of the finest opportunities to enjoy premium living in the village of Fritton.



Ground Floor
792 sq.ft. (73.6 sq.m.) approx.



1st Floor
414 sq.ft. (38.5 sq.m.) approx.



Garage
332 sq.ft. (30.8 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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Your home, our market

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