



44 Fairway Lakes Village, Caldecott Hall

Great Yarmouth



Minors & Brady

44 Fairway Lakes Village

Caldecott Hall, Great Yarmouth

What stands out first is how naturally the setting draws you in, with open views across the lake and neighbouring golf course giving the home a calm, open feel that flows throughout the property. Inside, the interiors are modern and well-finished, offering generous, flexible living that includes three double bedrooms, each with its own private en-suite, a first-floor reception room and a superb open-plan kitchen/diner designed for relaxed everyday living and effortless entertaining. Both the ground and first floors open onto private terraces, creating inviting spaces to unwind, while the luxury jacuzzi adds an extra touch of comfort. With gas central heating, double glazing and a brand-new boiler, the home is as practical as it is welcoming, and the large gardens with mature trees and uninterrupted water views complete the setting beautifully.

Agents Notes

We understand that this property is leasehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Off-road parking for two vehicles.

No pets allowed.

Owners must provide proof of residency at another property.



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- Luxury residence positioned on the beautiful 400-acre estate of Caldecott Hall, with elevated views across Fairway Lakes Village
- Secure, gated community development offering a range of on-site facilities, including an on-site clubhouse, an 18-hole golf course and an heated indoor swimming pool
- Modern interiors throughout with quality finishes and well-planned room layouts
- Open-plan kitchen/diner with integrated appliances and space for relaxed everyday living
- Large first-floor reception room offering flexible layout options and access to the terrace
- Three double bedrooms, each with its own private en-suite for added comfort and privacy
- Large decked terrace with an indulgent jacuzzi and ample space for seating arrangements, perfect for those summer days
- Attractive lake and golf-course views from multiple aspects of the home
- Private plot offering a peaceful setting with good separation from neighbouring properties
- Brand new boiler installed



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Caldecott Hall

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 from the beach at Gorleston.

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.



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Enjoying a private plot with open views across the lake and neighbouring golf course, this beautifully modernised home offers generous living space arranged over two floors, three double bedrooms, a choice of stylish bathrooms and three convenient WCs. Presented to a high standard throughout, it provides an inviting setting for families, couples or anyone seeking a peaceful holiday home with impressive outdoor space.

The ground floor features an impressive open-plan kitchen and dining area designed for relaxed everyday living and easy entertaining. The kitchen includes fitted wall and base units with contrasting worktops, integrated appliances, a breakfast bar and tiled flooring, while the dining area enjoys wooden flooring and sliding doors opening directly to the terrace, complemented by a luxurious jacuzzi, creating a spa-like experience.

A spacious double bedroom sits on this level, along with a modern en-suite complete with a double shower cubicle, wash hand basin, WC and fitted storage.

The first floor offers a bright and generous living room with wooden flooring and sliding doors leading to a balcony, perfectly positioned to enjoy elevated views towards the lake.

Two further double bedrooms are located on this floor, one with direct access to the balcony. Both bedrooms are complemented by en-suites, one of which has a large walk-in shower and another has a bathtub, alongside quality fittings.



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Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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