



41 Fairway Lakes Village, Caldecott Hall

Minors & Brady



41 Fairway Lakes Village

Caldecott Hall, Great Yarmouth

Set within the expansive Caldecott Hall estate, this well-positioned home offers a lifestyle shaped by open space, leisure facilities and uplifting views across Fairway Lakes Village. Its upside-down layout creates a bright and inviting first-floor living environment, complete with a generous reception room, balcony and a well-finished kitchen, while the ground floor provides three comfortable bedrooms, including a private principal suite. A spacious decked terrace and a sun room extend the living areas outdoors, making the most of the lake and golf-course outlook. With secure gated surroundings, a welcoming clubhouse, a heated indoor pool and an 18-hole golf course on hand, it presents an appealing opportunity for those seeking comfort, convenience and year-round enjoyment.





41 Fairway Lakes Village

Caldecott Hall, Great Yarmouth

- Exquisite 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
- First-floor hosts reception room offering flexible layout options and access to the balcony, perfect for outdoor seating
- Kitchen equipped with high-quality cabinetry and a full-range of integrated appliances
- Three bedrooms offering comfort and privacy, one of which is a principal bedroom complemented by a private en-suite shower room
- Family bathroom comprising of a three-piece suite, serving the remaining two bedrooms and visitors
- Large decked terrace for seating arrangements, outdoor storage and a sun room
- Attractive lake and golf-course views from multiple aspects of the home





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Caldecott Hall, Great Yarmouth

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 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.



M&B

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Caldecott Hall, Great Yarmouth

The Property

Positioned within the expansive Caldecott Hall estate, this refined home enjoys an elevated outlook across Fairway Lakes Village, creating a setting that feels both established and quietly exclusive. The secure, gated environment offers a reassuring sense of privacy, complemented by a range of on-site facilities that enhance daily life, including a welcoming clubhouse, an 18-hole golf course and a heated indoor swimming pool. It is a location that naturally lends itself to a relaxed, resort-style rhythm, with landscaped grounds and open vistas forming part of everyday living.

Designed with an appealing upside-down layout, the first floor is dedicated to the main reception space, where generous proportions allow for a variety of arrangements. Large windows draw in natural light and frame views across the lakes and golf course, while the adjoining balcony provides an inviting spot for outdoor seating. The kitchen sits close by, fitted with high-quality cabinetry and a full suite of integrated appliances, creating a practical and well-finished environment for cooking and entertaining. A WC on this level adds welcome convenience.



M&B



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The ground floor is arranged to offer comfort and privacy, with three well-presented bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by a family bathroom featuring a three-piece suite. Built-in storage is thoughtfully incorporated throughout, ensuring the home remains easy to maintain and uncluttered.

Outside, a large decked terrace extends the living space further, providing ample room for seating and outdoor dining. A sun room adds another dimension, offering a sheltered area to enjoy the surroundings throughout the year. The views remain a defining feature, with attractive aspects across the lake and golf course visible from multiple points within the home.

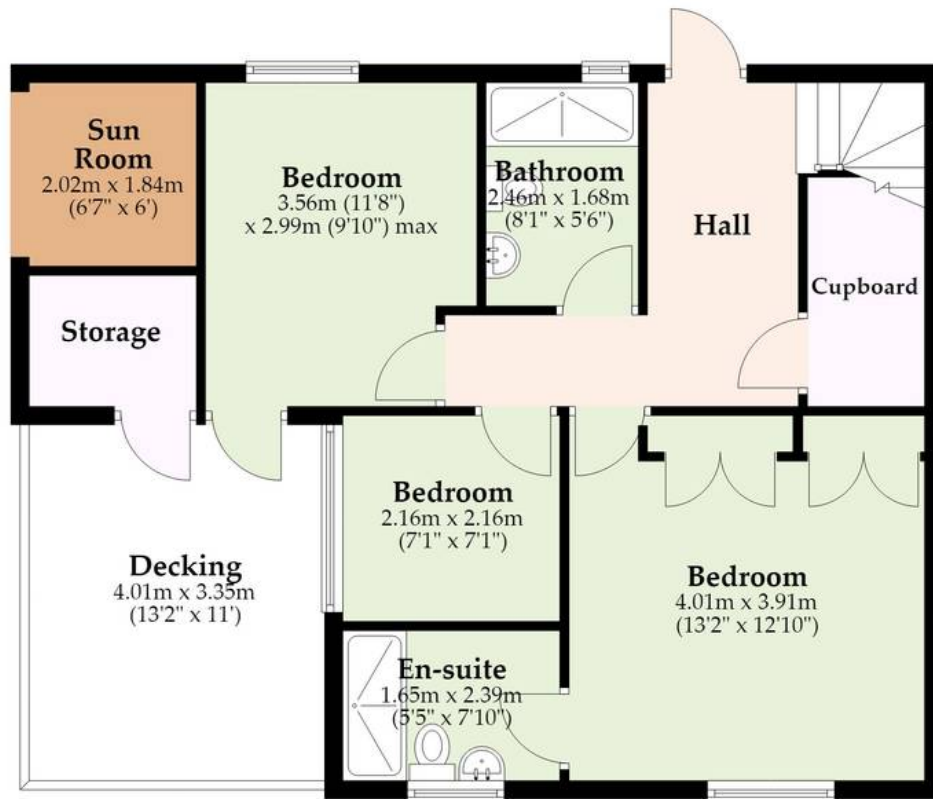
Altogether, this is a well-considered residence that combines a peaceful setting with modern comforts, forming an appealing opportunity for those seeking a home within a beautifully managed estate and a lifestyle shaped by open space, leisure facilities and a welcoming community.



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Ground Floor

Approx. 60.6 sq. metres (652.8 sq. feet)
(excluding Decking)



First Floor

Approx. 54.0 sq. metres (581.3 sq. feet)
(excluding Balcony)



Total area: approx. 114.7 sq. metres (1234.2 sq. feet)

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.

Plan produced using PlanUp.

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