



Coachouse 44, Fritton Lake And Country Park, Church Lane, Fritton And St Olaves

£260,000 Leasehold

Guide Price £260,000-£270,000. A fully refurbished, turnkey lakeside residence. This exceptional three-bedroom chalet occupies one of Fritton Lake & Country Park's most exclusive private waterfront plots. Reimagined throughout with new roof, bespoke decking, upgraded windows and premium finishes, it offers an effortless step into refined lakeside living. Dual-aspect bi-folds, a sculptural log burner and a private hot tub overlooking the water create a serene, design-led retreat in one of Norfolk's most coveted Lakeside settings.

Council Tax band: TBD

Tenure: Leasehold

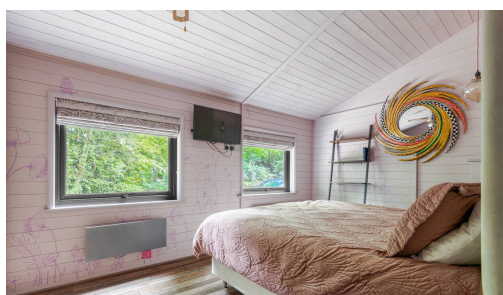
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Location

Set within the exclusive Fritton Lake & Country Park, this property enjoys a unique position in one of East Anglia's most picturesque natural environments. Surrounded by woodland, open countryside and the stunning two-mile-long Fritton Lake, the development offers a peaceful retreat where nature and outdoor living take centre stage. The park forms part of a wider rewilding landscape on the Norfolk and Suffolk border, creating an exceptional setting for those seeking a quieter pace of life.



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The area is ideally located for exploring some of the region's most popular destinations. The coastal town of Great Yarmouth lies just a short drive away, offering a wide range of shops, restaurants, supermarkets and leisure facilities, alongside its famous sandy beach and seafront attractions. The charming seaside town of Lowestoft, Britain's most easterly point, is also within easy reach and provides further coastal amenities and stunning beaches.

Fritton Lake & Country Park

Set within a secluded plot, the chalet enjoys incredible views across the surrounding woodland, creating a sense of peace and privacy that is difficult to find. The outdoor space has been designed to maximise the setting, with a generous decked area providing the perfect place to relax, entertain or simply enjoy the ever-changing scenery. A particular highlight is the hot tub overlooking the lake, offering an idyllic spot to unwind and take in the views throughout the year.

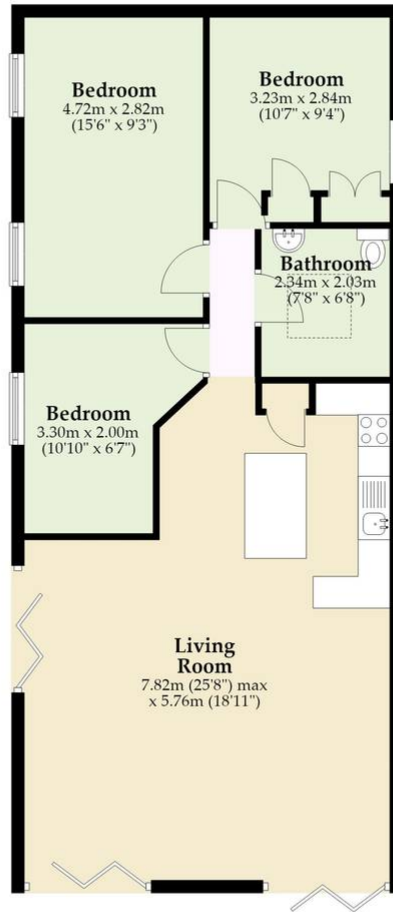
At the heart of the home lies a spacious and sociable open-plan lounge and kitchen area, thoughtfully arranged to create a light-filled living space ideal for modern lifestyles. A striking feature log burner provides a stunning focal point and a cosy atmosphere during the cooler months, while impressive dual-aspect bi-fold doors allow natural light to pour into the room and create a seamless connection between the interior and exterior spaces.

The accommodation comprises three well-proportioned bedrooms, offering flexible space for family, guests or holiday letting purposes. The property's bathroom has been enhanced with a high-quality upgrade, incorporating a luxury Japanese smart toilet



Ground Floor

Approx. 78.3 sq. metres (842.7 sq. feet)



Total area: approx. 78.3 sq. metres (842.7 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.
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