



Coach House 11 | £150 000

Woodland setting

Pitch Fee £7,498 inc VAT

Licence End Date 2045

This home is a cosy two bed property sitting within the mature woodland of Fritton Lake.

Both the double bedroom and the twin room have built in wardrobes, so no furniture shopping required. The bedrooms share an ample bathroom with a huge shower. The open plan living space means that living is fluid and social. With great dining space and a lounge with large double doors onto the decked terrace you can enjoy inside and out.

You could add a log burning wood stove to add real authenticity to this cabin in the woods.

Offered for sale fully furnished and with membership to The Fritton Lake Members Club your new lifestyle awaits.

MAIN FEATURES

- + DOUBLE GLAZING & ELECTRICITY
- + ADJACENT PARKING
- + BEAUTIFUL NEW DECK
- + 2 BEDROOMS AND BATHROOM
- + COMES FULLY FURNISHED
- + PRIVATE PLOT
- + MODERN KITCHEN & FITTINGS
- + OPEN PLAN LIVING AREA
- + 28 X 20FT
- + INC. MODERN WHITE APPLIANCES
- + LOTS OF NATURAL LIGHT
- + SHED
- + WOODLAND LOCATION
- + ACCESS TO PRIVATE CLUB

WHY CHOOSE FRITTON?

- + A FAMILY-OWNED COUNTRY ESTATE
- + NO STAMP DUTY ON 2ND HOME TAX
- + GREAT HOSPITALITY
- + EXCELLENT FACILITIES
- + CLOSE TO NORWICH & THE BROADS
- + ONLY TWO HOURS FROM LONDON



For any further information, please contact:
Jude Thompson | Sales
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T.07889435201



Coach House 11

Cabin Modernisation

Included in the price of this first generation cabin is our trademark lux renovation package. Larger windows, decking, and re-cladding in natural timber finishes. In addition, we will top up the existing licence agreement to 2044, cap your pitch fee increases to 7.5%.

Additionally, you may wish to refresh the interiors for you and your family to enjoy or to join our fleet of holiday cabins to maximise income from your new home. Either way, Valentine & Silver, our boutique interior design service can help. Our hand-picked furniture packages include everything you need from kitchen and bathrooms to lighting, bedrooms and outdoor furniture. With over 25 years experience, we would be delighted to assist.

Fritton Lake is the only private members club in the Wild East of England, and we are a growing and happy family of owners and members, we are excited about the future and very much hope you consider joining us.

Hugh & Lara Somerleyton

FRITTON LAKE MEMBERS CLUB

- + PRIVATE MEMBERS CLUB
- + SET IN 1000 ACRES OF REWILDING
- + CLUBHOUSE FOOD & DRINK
- + TWO MILE LONG LAKE
- + HEATED OUTDOOR SWIMMING POOL
- + SAUNA ON THE LAKE
- + GRASS & CLAY TENNIS
- + BIOGYM WITH CLASSES
- + TREATMENTS
- + CROQUET, PETANQUE, OUTDOOR GAMES
- TRAIL RUNNING
- + TIMETABLE OF EVENTS AND ACTIVITIES

INCLUDED IN THE PRICE

- + RECLAD IN YOUR CHOICE OF TIMBER CLADDING IN CHARCOAL OR DRIFTWOOD
- + NEW SLIM FRAME ALUMINUM WINDOWS & DOORS



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