



# Coach House 12 | £150 000

**Pitch Fee £7,498 inc VAT**

**Licence End Date 01.12.2045**

Sitting in a private and sunny plot this cabin provides the perfect base camp to enjoy the Fritton Lake lifestyle. There is a king bedroom and a double bedroom sharing a family bathroom.

This home has had a full makeover internally and is ready to move in and enjoy.

A short lakeside walk from all of the Club facilities.

## MAIN FEATURES

- + DOUBLE GLAZING & ELECTRICITY
- + ADJACENT PARKING
- + FRONT DECK
- + BATHROOM WITH SHOWER
- + COMES FULLY FURNISHED
- + MODERN KITCHEN & FITTINGS
- + SMART AND CLEAN
- + STORAGE SHED
- + INC. MODERN WHITE APPLIANCES
- + LOTS OF NATURAL LIGHT
- + OPEN-PLAN LIVING AREA
- + EARN WITH LETTING POTENTIAL
- + SUNNY POSITION
- + NEW FLOORING THROUGHOUT

## WHY CHOOSE FRITTON?

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



For any further information, please contact:  
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## 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

### 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 DECK IN MATCHING IRO TIMBER AT 3.6M DEPTH TO INCLUDE SINGLE WIRE
- + NEW SLIM FRAME ALUMINUM WINDOWS & DOORS



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