



# Coach House 60 | £220 000

Woodland Plot

**Pitch Fee £7,498 inc VAT**

**Licence End Date 01.01.2041**

This timber luxury lodge comes complete with central heating throughout, double glazing, fully fitted kitchen, CCTV security and packed with all the modern appliances you will ever need. The lounge has a wood burning stove to keep you warm and cosy on colder days, large picture patio doors to make the most of the picturesque woodlands, and the 45 feet long wooden deck.

The two bedrooms, come with king size beds, with furniture sets, smart tv's and walk-in wardrobes in both.

Outside the large decking hosts the Skagaard Swedish wood fired hot tub for 8 people, gas BBQ, Ooni gas pizza oven, terrace outdoor weatherproof television and rustic bespoke waney edge outdoor dining table seating

## MAIN FEATURES

- + CEDAR CLAD
- + ADJACENT PARKING
- + IN EXCELLENT CONDITION
- + EN SUITE WITH SHOWER
- + COMES FULLY FURNISHED
- + NEW FLOORING TO LIVING SPACE
- + MODERN KITCHEN & FITTINGS
- + PRIVATE POSITION
- + INC. MODERN WHITE APPLIANCES
- + LOTS OF NATURAL LIGHT
- + OPEN-PLAN LIVING AREA
- + EARN WITH LETTING POTENTIAL
- + DOUBLE DOORS TO FRONT
- + LOTS OF STORAGE

## 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 2 HOURS FROM LONDON



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