



# Coach House 36 | £170 000

£125 000 without external modernisation

**Pitch Fee £7,498 inc VAT**

**Licence End Date 2046**

This home offers sleeping space for six guests, spread over a master bedroom and two further twin bedrooms. These twin rooms could be arranged with double beds. There is an en-suite off the master bedroom and a family bathroom, all in excellent proportion for family living. There is plenty of storage space and bags of natural light.

When you can sleep six you need the living space to go with it, and this home is well proportioned to offer great socialising. The open plan kitchen opens out onto the dining space and living area. To follow this through, the deck (replaced 3 years ago) is a perfect outside room for outside dining and entertaining. You might consider adding a hot tub or a wood burner.

## MAIN FEATURES

- + ADJACENT PARKING
- + LARGE DECK WITH SUNNY ASPECT
- + EN SUITE WITH SHOWER
- + COMES FULLY FURNISHED
- + OPEN WOODLAND VIEW
- + MODERN KITCHEN FITTINGS
- + TRIPLE VELUX IN LIVING ROOM
- + STORAGE SHED
- + INC. MODERN WHITE APPLIANCES
- + LOTS OF NATURAL LIGHT
- + OPEN PLAN LIVING AREA
- + PRIVATE MEMBERS CLUB
- + EXCELLENT PLOT FOR PRIVACY
- + PLUMBING FOR WASHING MACHINE
- + DINING TABLE EXCLUDED FROM SALE

## WHY CHOOSE FRITTON?

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



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

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



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