



## Coach House 36 | £125 000

£125 000 without external modernisation

**Pitch Fee £7700 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



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