



# Coach House 44 | £285 000

Lakeside Plot

Pitch Fee £7,990 inc VAT

Licence End Date 01/10/2035

Imagine waking up to **panoramic 180° lake views** from your luxuriously renovated cabin—a serene escape where modern elegance meets nature's beauty. This stunning lakeside haven has been meticulously transformed with high-end finishes, offering a turnkey retreat designed for relaxation and style

## Why You'll Love It:

**Breathtaking Scenery** – Uninterrupted lake views from a spacious, private plot

**Light-Filled Living** – Dual-aspect bi-folds & Velux skylights create a bright, airy ambiance

**Seamless Indoor-Outdoor Flow** – Open up to nature with sleek, modern design

**This isn't just a cabin**—it's a luxury lifestyle. Whether you're seeking a peaceful getaway or an entertainer's paradise, this exquisitely upgraded retreat delivers it all.



For any further information, please contact:  
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## MAIN FEATURES

- + OPEN PLAN LOUNGE DINING AREA
- + KITCHEN & ISLAND WITH COOLER
- + BATHROOM WITH JAPANESE WC
- + SLEEPS 6

## ADDITIONAL FEATURES

- + HANGING WOOD BURNER
- + NEW WINDOWS INTEGRAL BLINDS
- + SOLAR SMART VELUX SKYLIGHTS
- + QUOOKER HOT TAP
- + SMART ELECTRIC HEATING
- + NEW FLOORING THROUGHOUT
- + EXTENDED WRAP AROUND DECK
- + WOOD FIRED HOT TUB
- + NEW ROOF
- + ADJACENT PARKING

## 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