



# Coach House 21 | £90,000

Woodland

**Pitch Fee £7700 inc VAT**

**Licence End Date 2031**

This home offers sleeping space for six guests, spread over a master bedroom and two further twin bedrooms which could become doubles. There is an en-suite off the master bedroom and a further family bathroom. All in excellent condition and smartly presented.

When you can sleep six you need the living space to go with it, and this home is well proportioned to offer a great socialising. An open plan kitchen opens out to the dining space and living area and the deck is a perfect outside room for entertaining. It has all been modernised and tastefully updated.

The skylight in the living area brings a wonderful sense of setting and importantly lots of natural light.



For any further information, please contact:  
Jude Thompson | Sales  
jude.thompson@frittonlake.co.uk  
T.07889435201

## MAIN FEATURES

- + SMART PRESENTATION
- + ADJACENT PARKING
- + LARGE PRIVATE 4 YEAR OLD DECK
- + EN SUITE WITH SHOWER
- + COMES FULLY FURNISHED
- + NEW ROOF IN 2022
- + APPLIANCES IN KITCHEN INCLUDED
- + PRIVATE PLOT
- + STORAGE SHED
- + REQUIRES MODERNISATION
- + LOTS OF NATURAL LIGHT
- + OPEN PLAN LIVING AREA
- + WELL CARED FOR & MAINTAINED
- + SHORT WALK TO CLUB FACILITIES

## 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