



9 Mayton Avenue, Frettenham, NR12 7LH

Guide Price £375,000

- BEAUTIFULLY PRESENTED ACCOMMODATION
- TWO RECEPTIONS ROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- POPULAR VILLAGE LOCATION
- FOUR BEDROOMS
- DELIGHTFUL AND SPACIOUS REAR GARDEN
- GARAGE
- VERSATILE LIVING SPACES

# 9 Mayton Avenue, Frettenham NR12 7LH

A well presented four bedroom detached home situated within the popular village of Frettenham. The property boasts ample off road parking to the front and a delightful enclosed rear garden.



Council Tax Band: C



## DESCRIPTION

This well presented four bedroom detached chalet is situated in the highly sought after village of Frettenham and offers versatile accommodation, ideal for families and those seeking village living. The property benefits from a generous driveway providing off road parking for multiple vehicles, alongside a well maintained rear garden. Internally, the accommodation includes a bright and welcoming living room, an additional reception room offering flexible living space, a fitted kitchen, ground floor bathroom with separate cloakroom and four bedrooms to the first floor.

## ENTRANCE HALL

uPVC door to main entrance, stairs to first floor with built in storage underneath, radiator, vinyl flooring.

## KITCHEN

Two double glazed windows to rear, uPVC double glazed door to rear, wall and base units with inset stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, Bosch electric oven, space for tumble dryer, tiled flooring, space for free standing fridge freezer, radiator, tiled flooring.

## BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mains connected shower over, WC, vanity unit with wash hand basin, heated towel rail, tiled flooring, radiator.

## CLOAKROOM

Double glazed window with obscured glass to rear aspect, WC, wash hand basin, tiled flooring.

## LIVING ROOM

Double glazed window to front aspect, vinyl flooring, radiator.

## DINING ROOM

Double glazed window to front aspect, vinyl flooring, radiator.

## FIRST FLOOR LANDING

Carpet, doors to:-

## BEDROOM ONE

Double glazed window to rear aspect, built in eaves storage, carpet, radiator.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator, built in storage.

## BEDROOM THREE

A dual aspect room with double glazed window to front and side aspect, laminate flooring, radiator.

## BEDROOM FOUR

A dual aspect room with double glazed window to front and side aspect, carpet.

## EXTERNAL

To the front the property features a shingle driveway with parking for multiple vehicles and access to the garage which has an up and over door, power and lighting. The rear garden is mainly laid to lawn with a paved, sheltered patio seating area and is fully enclosed.

## LOCATION

Frettenham is a charming Norfolk village offering an attractive blend of countryside living and convenient access to the city. Surrounded by open fields and scenic walking routes, the village enjoys a welcoming community atmosphere with local amenities including a village pub and restaurant, primary school, and village hall. Nearby Coltishall, approximately 2 miles away, offers a selection of riverside pubs, cafés and local shops, while Wroxham – known as the “Capital of the Broads” – provides supermarkets, independent retailers and leisure facilities. Ideally situated approximately 6 miles north of Norwich city centre, Frettenham is perfectly placed for commuting whilst enjoying a peaceful rural setting. The village also offers excellent access to the Norwich International Airport (around 5 miles away), the Northern Distributor Road, and the stunning North Norfolk coastline.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Oil fired central heating.  
Council tax band: C (Broadland)



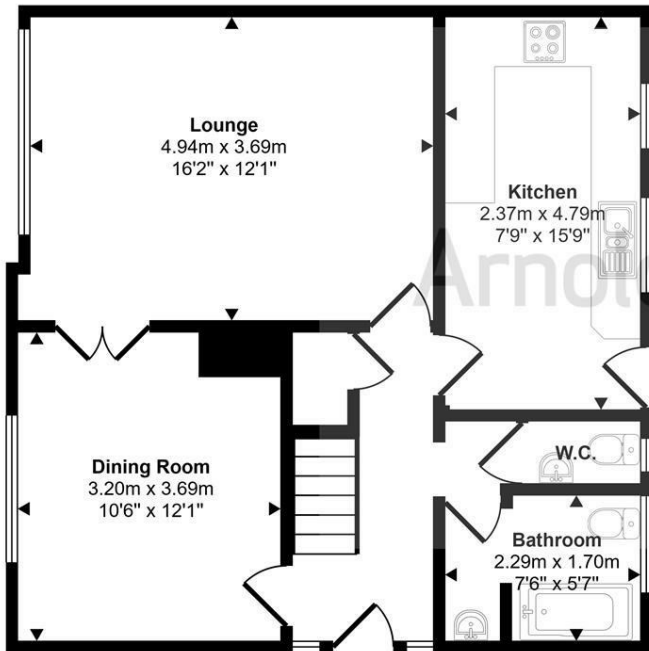
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

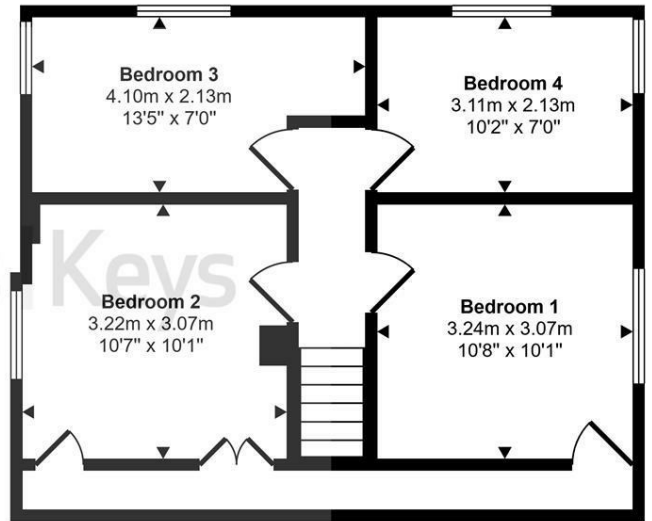
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	63
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
101 sq m / 1083 sq ft



Ground Floor  
Approx 56 sq m / 608 sq ft



First Floor  
Approx 44 sq m / 475 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

