



3 Mill Field Court Mill Road, Frettenham

£575,000 Freehold

Set within the sought-after location of Frettenham, this stunning six-bedroom detached family home boasts spacious and contemporary interior across three floors. Further adding to the appeal is a sunlit conservatory, open-plan kitchen and dining area, spacious lounge, enclosed garden and a double garage. Don't miss the chance to acquire this incredible family home.

Location

Mill Field Court on Mill Road, Frettenham, is nestled in a serene village setting within the Broadland district of Norfolk. Frettenham is known for its peaceful countryside and strong sense of community, making it an ideal location for those seeking a quiet, rural lifestyle. Despite its tranquil atmosphere, the village is conveniently located just 8 miles north of Norwich, providing easy access to a wide range of amenities, shopping, and cultural attractions. The area is also well-connected by local bus routes and nearby road networks, ensuring accessibility to surrounding towns such as Wroxham and Coltishall. Outdoor enthusiasts will appreciate the proximity to the Norfolk Broads, which offers scenic walking and cycling routes and opportunities for boating and wildlife exploration. Mill Field Court's location on Mill Road enhances its privacy and seclusion while still being within easy reach of essential village services, making it a perfect balance of rural charm and convenience.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains, such as water electricity and drainage.

Tax Council Band - E



Mill Road, Frettenham

Upon entering the property, you are greeted by a bright and airy entrance hall setting the tone for the rest of the house. The property boasts a modern open-plan kitchen and dining room equipped with built-in cupboards and integrated appliances with a white aesthetic finish. The open-plan area offers ample space for dining furniture, creating a versatile and inviting space for meals and entertaining. The separate utility room provides convenient space for laundry essentials and additional storage for convenience. The ground floor houses a WC for guests.

A sunlit conservatory seamlessly connects to the living room, kitchen, and rear garden through white aluminium doors and windows all around, allowing you to enjoy the outdoors within the comfort of your own home. The living room features a spacious lounge area with a cosy fireplace, perfect for relaxing evenings. The space is versatile, allowing for personalisation to suit your style and needs.

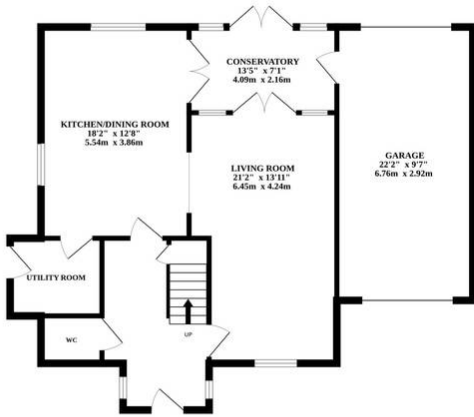
Ascend to the first floor where you will find four well-appointed bedrooms, featuring built-in wardrobes and ample living space for residents and guests. The third bedroom offers versatile space and can be used as a home office. One bedroom features an en suite bathroom complete with a step-in shower. The remaining bedrooms are served by two bathrooms featuring a step-in shower and a bathtub ensuring all needs are met. Venture up to the second floor to discover two additional bedrooms with distinctive architecture filled with natural light through skylights. The two remaining bedrooms benefit from a WC's.

Outside, the property boasts a rear enclosed garden, primarily laid to lawn, ideal for outdoor gatherings and activities. A private driveway and double garage provide ample parking space for multiple vehicles adding to the practicality and convenience of the property.

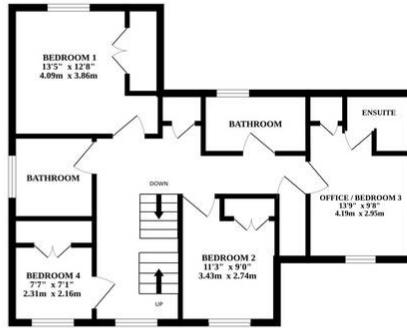
This vacant family home is ready for immediate occupancy, offering a perfect blend of modern living in a sought-after location. Featuring an energy-efficient air source heat pump and a spacious, versatile layout, it provides comfort and convenience for contemporary lifestyles. Conveniently located close to amenities, don't miss the opportunity to make this exceptional residence your new home. Schedule a viewing today to experience all that this impressive property has to offer.



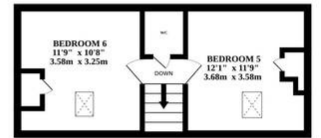
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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