



10 Well Green, Frettenham

In Excess of £325,000

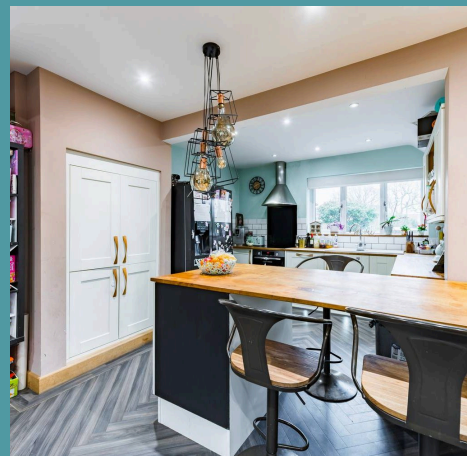
10 Well Green

Frettenham, Norwich

Presenting an exceptional opportunity to acquire a beautifully renovated semi-detached residence situated down a cul-de-sac in the Norfolk village of Frettenham. With approved planning permission for a single-story extension and a versatile loft space, the property unveils a huge amount of potential to adapt to your own requirements. Highlighting flexible accommodation, modern fixtures and fittings and a generous size garden. Don't miss the chance to experience a comfortable family lifestyle within a rural yet convenient location.

Location

Frettenham is a small village located in Norfolk, situated around 6 miles north of the city of Norwich. Located within the picturesque landscape of rural Norfolk, it lies near the River Bure and is part of the broader area of Broadland, known for its scenic beauty and tranquil surroundings. The village is easily accessible by road, with the nearby A140 connecting it to Norwich and other towns in the region. Frettenham is a peaceful location, offering a rural lifestyle while still being close to the amenities and cultural attractions of Norwich. Its charm lies in its traditional village character, surrounded by farmland and natural beauty.



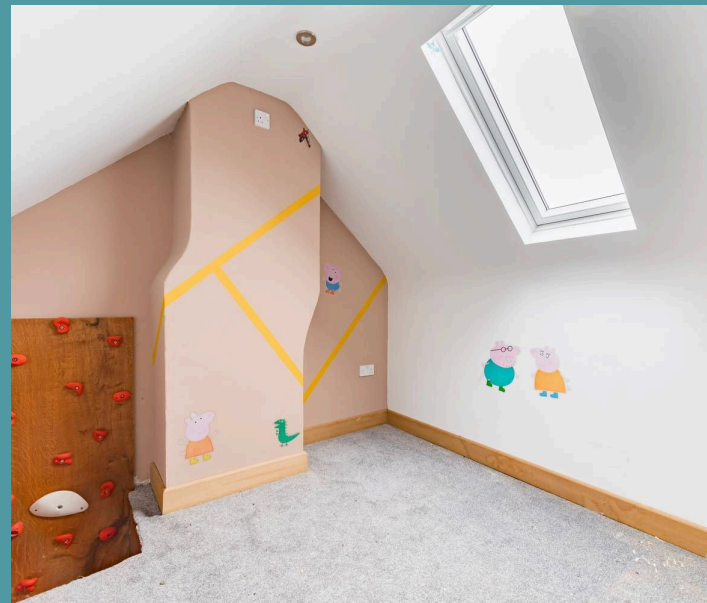
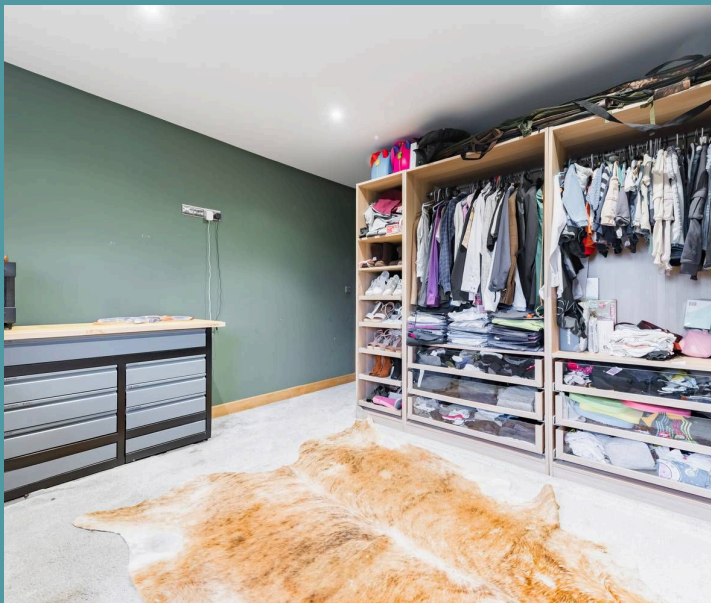


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Upon entering this home, a sense of warmth and comfort envelops you, setting the tone for a beautiful family home with flexible and spacious accommodation throughout. The ground floor features an inviting open-plan kitchen/dining room equipped with modern fixtures and fittings, perfectly complemented by a utility room, boot room, and a convenient WC for practicality and ease of living. The comfortable sitting room exudes a cosy ambience by the charming wood burner, ideal for relaxing evenings with loved ones.

Ascending the stairs, the first floor reveals three bedrooms along with a family bathroom, each thoughtfully designed to offer relaxation and privacy. A versatile loft room awaits on the second floor, presenting a flexible space that can easily adapt to fulfil your preferences.



Stepping outside, you will find an expansive enclosed garden, offering endless possibilities for outdoor activities and enjoyment. A sheltered patio area beckons for outdoor dining and leisurely gatherings, while a designated space for a hot tub is perfect for summer occasions. Overall, it is fully enclosed so you can enjoy in seclusion. A timber shed is ideal for storing your garden equipment and tools. Convenience is key with a driveway providing off-road parking for multiple vehicles, alongside a garage for storage options.



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Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - LPG Viessman boiler.

Council Tax Band: B

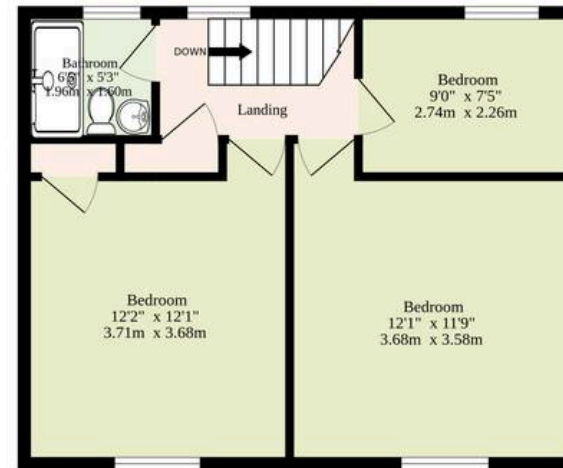
- Fully renovated semi-detached residence, down a quiet cul-de-sac in the Norfolk village of Frettenham
- Approved planning permission for a single story extension
- Vendors have found an onward purchase
- Beautiful family home with flexible and spacious accommodation
- Open-plan kitchen/dining room with modern fixtures and fittings, alongside a utility room, boot room and WC
- Comfortable sitting room accentuated by a charming wood burner
- Three bedrooms & a family bathroom
- Versatile loft room that can adapt to your own preferences
- Expansive enclosed garden with a sheltered patio area for your hot tub and bar area
- Driveway providing off-road parking and a garage for storage options



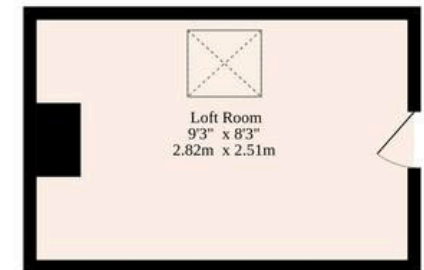
Ground Floor
730 sq.ft. (67.8 sq.m.) approx.



1st Floor
441 sq.ft. (41.0 sq.m.) approx.



2nd Floor
76 sq.ft. (7.1 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.

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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