



THE STORY OF

Rose Villa

Fritton, Norfolk

SOWERBYS



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Rose Villa

Fritton, Great Yarmouth,
Norfolk, NR31 9HP

Impressive Detached Home

Four Reception Rooms

Modern Kitchen

Five First Floor Bedrooms

Family Bathroom and Two En-
Suite Shower Rooms

Integral Double Garage

Gym and Utility Room

Ample Parking

Beautiful Well Landscaped Grounds
extending to just over half an acre (STMS)

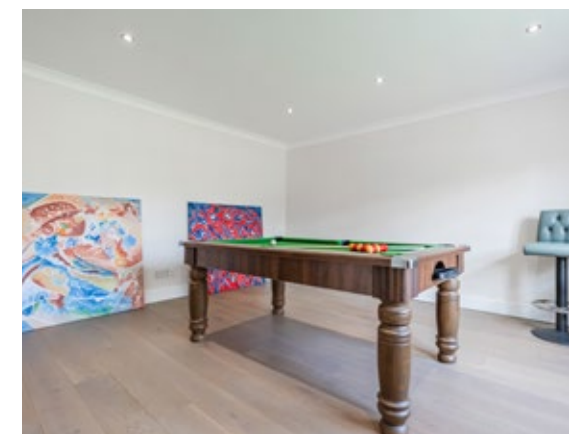
Productive Kitchen Garden and Terrace

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Rose Villa is a truly impressive home that has been meticulously and sympathetically updated to an exceptional standard. Bright, spacious and beautifully presented throughout, the accommodation is both highly sociable and wonderfully versatile, ideal for both everyday family life and hosting gatherings with ease.

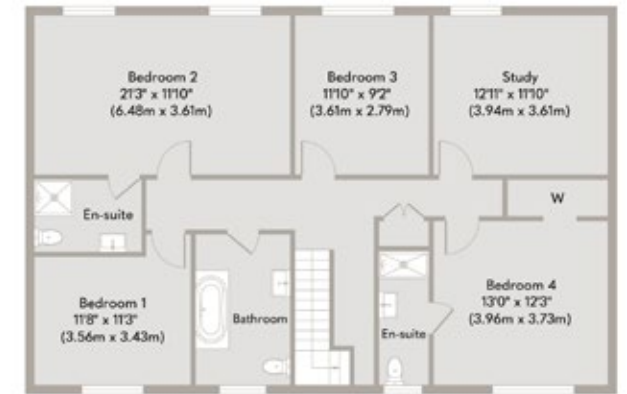
Approaching the property, you are immediately greeted by its handsome brick-and-flint façade, with ample parking available to the front. The welcoming entrance hall sets the tone for the accommodation beyond. The dual-aspect sitting room is flooded with natural light and enjoys French doors opening onto the south-facing terrace, creating a seamless connection with the garden.

The kitchen has been thoughtfully designed with an abundance of storage and generous work surfaces, making it a fantastic space for keen cooks and everyday family life alike. Overlooking the gardens, it is a wonderfully sociable room, with plenty of space for a dining table. To the front of the house, a versatile reception room offers flexibility to suit a variety of lifestyles, whether as a formal dining room, games room, study, playroom or even a ground-floor bedroom if required. Completing the ground floor is a superb garden room, enjoying glorious views across the beautifully landscaped, gently undulating gardens, together with a separate cloakroom.

The first floor is home to five well-appointed bedrooms, served by a stylish family bathroom and two luxurious boutique-style en-suite shower rooms.

Outside, the property continues to impress, featuring a double garage complete with a practical second kitchen. Adjoining is a gym, along with a separate utility room. The grounds extend to just over half an acre (STMS) and have been thoughtfully landscaped. A generous south-facing terrace overlooks sweeping lawns that gently descend to an ornamental pond and waterfall. Midway through the garden, a further terrace provides the perfect spot to relax, while a secluded and productive kitchen garden sits discreetly beyond. Occupying an elevated position, Rose Villa enjoys far-reaching views across the surrounding landscape, completing what is a truly special home.





First Floor
Approximate Floor Area
1179 sq. ft.
(109.55 sq. m)



Ground Floor
Approximate Floor Area
1660 sq. ft.
(154.24 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Fritton

THE PERFECT BALANCE OF BROADS,
BEACH AND CITY LIFE

Fritton enjoys an enviable position between the Norfolk Broads, the coast and the city of Norwich, offering peaceful village living with excellent connectivity. Surrounded by beautiful countryside, it provides the perfect balance of rural tranquillity and everyday convenience.

Just five minutes away, Bradwell offers a range of amenities including convenience stores, a traditional butcher, pubs and cafés, while the popular seaside town of Gorleston-on-Sea boasts a wide sandy beach, independent eateries and a vibrant promenade, ideal for everything from morning walks to relaxing days by the sea.

The picturesque villages of St Olaves and Haddiscoe are only a short drive away, offering welcoming pubs and restaurants close to the Broads. Haddiscoe railway station provides direct services to Norwich in around 20 minutes, making commuting straightforward.

A particular highlight of the area is the neighbouring Fritton Lake Estate and the country parks at Fritton and Caldecott. Together they offer an exceptional range of leisure facilities, including indoor and outdoor swimming pools, an 18-hole golf course, watersports, scenic walking and cycling trails, and beautifully maintained parkland. Fritton Lake is also home to a boutique hotel, while both country clubs feature popular restaurants, providing excellent options for dining, socialising and making the most of the surrounding countryside.

For lovers of the outdoors, Waveney Forest is just a short walk away, with woodland trails and scenic walks along the banks of the Norfolk Broads. Boat hire is also available nearby, offering the perfect way to explore this unique and beautiful landscape.

Combining easy access to Norwich, the Norfolk Broads and the coast, together with outstanding leisure facilities on the doorstep, Fritton is ideally placed to enjoy the very best of Norfolk living.



Note from Sowerbys



“Beautifully balanced inside and out, with space to gather, relax and unwind.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///messaging.chatting.assures

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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