

abbotFox



Fairway Lakes, NR31  
*Offers In Excess Of £230,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this exceptional two bedroom detached chalet, enviably positioned within the sought after Fairway Lakes development in Fritton. Enjoying stunning views across the lake and neighbouring golf course, this beautifully presented retreat offers the perfect blend of tranquillity, lifestyle and investment potential.

Currently operating successfully as a holiday let, the property represents an outstanding opportunity for those seeking a turnkey investment, weekend escape or idyllic second home in one of Norfolk's most picturesque settings.

The accommodation has been thoughtfully arranged to maximise both comfort and the surrounding outlook, with bright and airy living spaces designed to make the most of the peaceful waterside setting. The generous open-plan living accommodation provides an inviting space to relax and entertain, whilst the two well-proportioned bedrooms offer comfortable and versatile accommodation for guests and owners alike.

Externally, the property enjoys an enviable setting overlooking the lake and golf course, creating a truly unique backdrop rarely found within the local market. Residents and guests alike can take advantage of the surrounding leisure facilities and scenic countryside walks, all whilst remaining within easy reach of the Norfolk and Suffolk coastline.

An ideal investment or lifestyle purchase, this impressive chalet must be viewed to fully appreciate the setting, outlook and opportunity on offer.



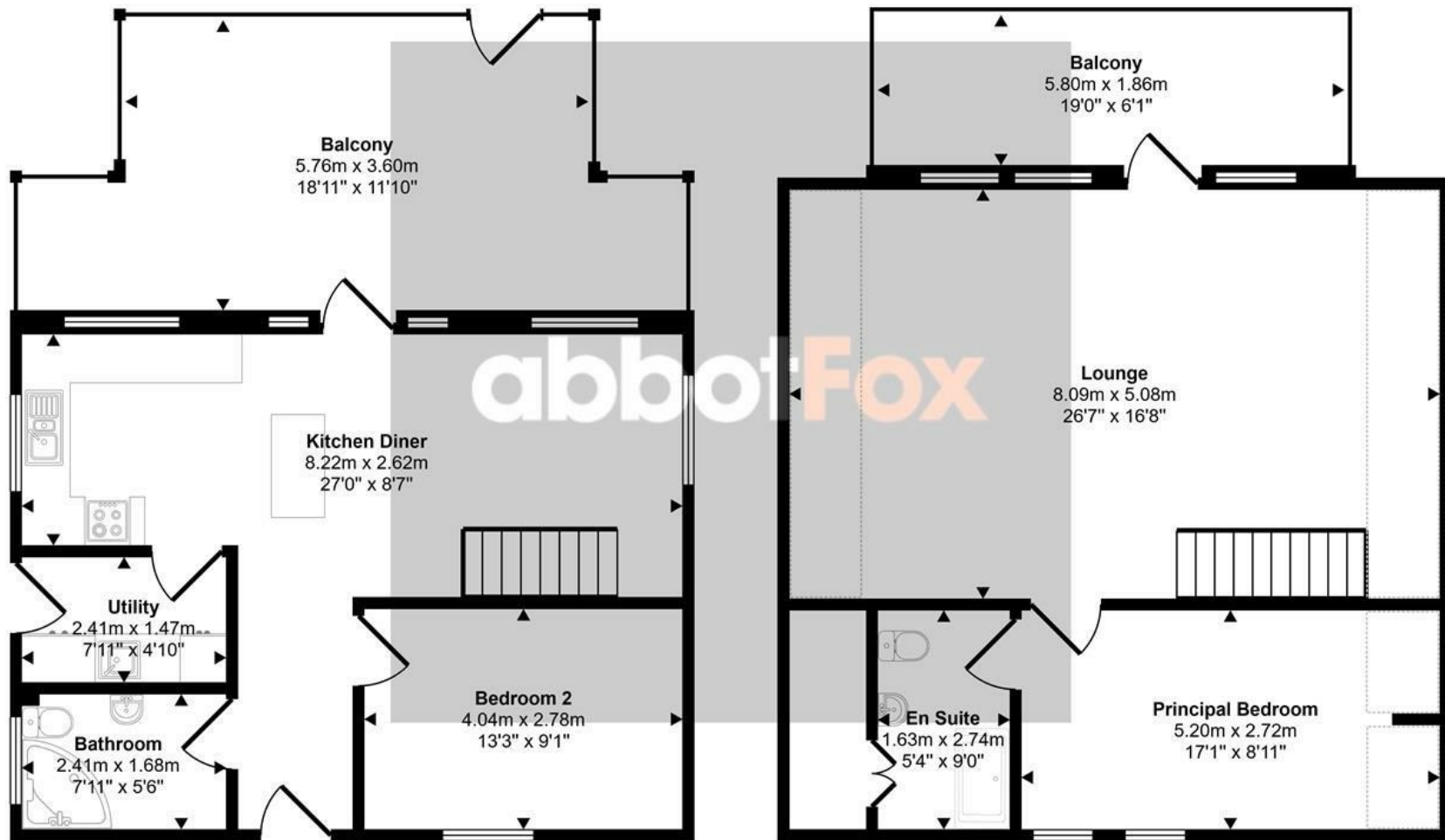




## THE HIGHLIGHTS \_\_\_\_\_

- Detached chalet
- Two bedrooms
- Generous living accommodation
- Stunning views over lake and golf course
- Off road parking for two vehicles
- Run as a successful holiday let
- Popular location
- Viewing advised

Approx Gross Internal Area  
115 sq m / 1234 sq ft



Ground Floor  
Approx 50 sq m / 541 sq ft

First Floor  
Approx 64 sq m / 693 sq ft

Denotes head height below 1.5m

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

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.