



## Mill Road, Frettenham, NR12 7LQ

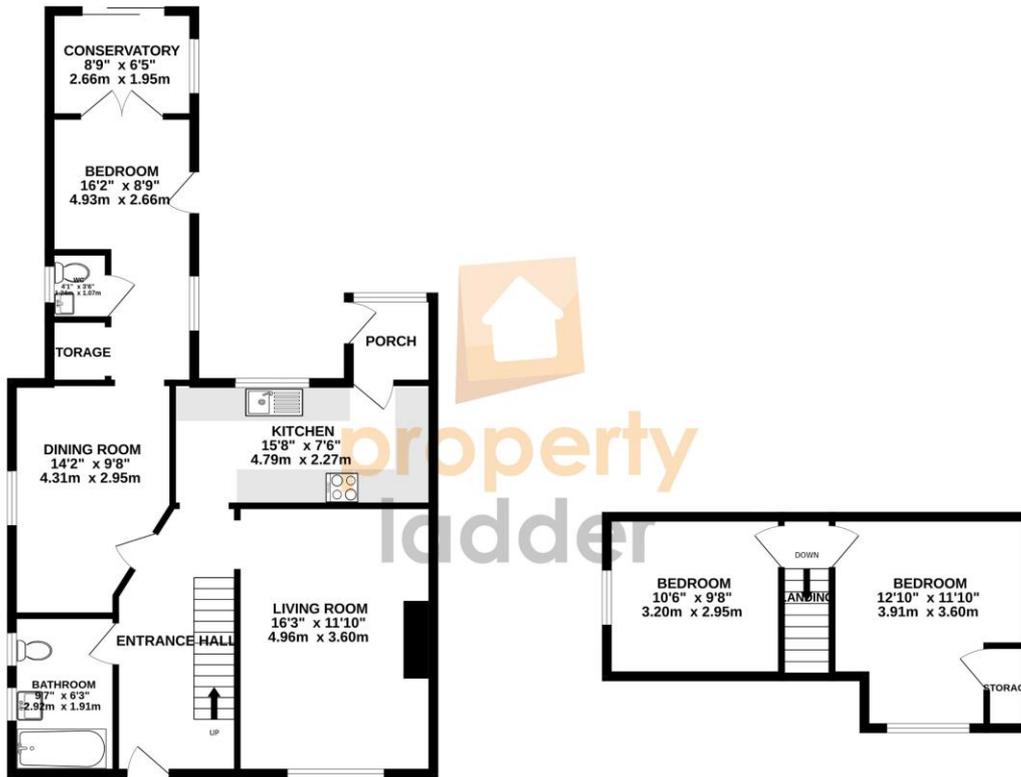
An extended, semi detached house in the village of Frettenham, featuring three bedrooms, ample living accommodation, conservatory and garage!

With excellent potential and a desirable village setting, this home is perfect for buyers seeking both space and the chance to modernise to their own taste.

**OIRO** £275,000

GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.

1ST FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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.  
Made with Metropix ©2025

## Room Dimensions

**Entrance Hall**

**Living Room** 16'3 x 11'10 (4.96m x 3.60m)

**Kitchen** 15'8 x 7'6 (4.79m x 2.27m)

**Dining Room** 14'2 x 9'8 (4.31m x 2.95m)

**Ground Floor Bathroom** 9'7 x 6'3 (2.92m x 1.91m)

**Ground Floor Bedroom** 16'2 x 8'9 (4.93m x 2.66m)

**Ground Floor WC** 4'1 x 3'6 (1.24m x 1.07m)

**Conservatory** 8'9 x 6'5 (2.66m x 1.95m)

**First Floor Bedroom** 12'10 x 11'10 (3.91m x 3.60m)

**First Floor Bedroom** 10'6 x 9'8 (3.20m x 2.95m)

## Selling your home?

If you are considering selling your home please contact us for your no obligation free market appraisal.

Get in touch today!

Tel: 01603 666006



40 Exchange Street, Norwich, Norfolk, NR2 1AX



**T 01603 666006**

propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.