

The Views

Retrac
Developments





Introduction

Welcome to The Views, an exclusive collection of three contemporary two-bedroom homes located on charming Church Lane in the heart of Fritton. Designed with both style and sustainability in mind, this exceptional development offers an unparalleled living experience, seamlessly blending modern comforts with the timeless beauty of the Norfolk countryside.

The Views sets a new standard for sustainable living, integrating cutting-edge energy-efficient solutions. Solar panels and air-source heat pumps work together to reduce environmental impact while lowering

energy costs, ensuring your home is as smart as it is beautiful.

Situated in the sought-after village of Fritton, Norfolk, The Views offers the perfect balance of rural tranquility and modern accessibility. Surrounded by rolling fields and open skies, this development is an oasis of calm, while still being conveniently close to local amenities and transport links. Whether it's exploring the nearby coastline, savoring the charm of neighboring villages, or commuting with ease, The Views provides a lifestyle that is both serene and connected.





The Tour

Each home at The Views has been thoughtfully crafted to meet the demands of modern living. From the moment you arrive, the attention to detail is unmistakable. Step into the welcoming entrance porch, which sets the tone for the elegance and practicality found throughout.

The ground floor boasts a bright and airy kitchen/breakfast room, expertly designed for both functionality and sociability. With sleek, high-quality finishes and ample space, it's the perfect setting for culinary adventures or intimate breakfasts. Adjacent, a stylish cloakroom provides added convenience. The living room, flooded with natural light, offers a versatile and

comfortable space to relax, entertain, or simply unwind while enjoying views of your private garden.

Upstairs, the thoughtfully designed layout continues. The principal bedroom is a true sanctuary, complete with a luxurious en-suite shower room and an enviable walk-in wardrobe – your personal haven to start and end each day. The second bedroom offers versatility, perfect as a tranquil guest room, a creative studio, or a functional home office to meet the demands of remote work. A stylish family bathroom completes this floor, showcasing a sleek and modern design.



Specifications

EXTERNALS

- High-performance white PVCu double-glazed windows.
- Premium external doors.
- Durable concrete roof tiles for lasting protection.
- Porch light for added convenience.
- Gravel front gardens, for low maintenance curb appeal.
- Raised south facing composite terrace with glazed balustrade, perfect for outdoor entertaining.
- Two designated parking bays.
- Fully turfed gardens.
- Secure rear garden fencing for privacy and peace of mind.

BATHROOMS, CLOAKROOMS & ENSUITES

- Sleek, high-quality white sanitaryware.
- Contemporary taps and fittings for a stylish finish.
- Luxurious glass-finished, fully enclosed showers with sparkling white trays and thermostatic shower valves and heads.
- Finished with a selection of premium tiles, fully tiled to room height in wet areas.
- Cloakroom WC includes elegant vanity units for a refined touch.

PLUMBING & HEATING

- High-efficiency solar system to underfloor heating with twin-zone programmable control.
- Air source heat pump for cloudy days.
- Individually zoned room controls.

KITCHENS

- Kitchens designed for modern lives, with a selection of units and high-quality worktops.
- A four-zone hob and integrated extraction canopy.
- Fully integrated, high-end appliances, including oven, fridge freezer.
- Undercounter lighting.
- Contemporary taps, compliment a 1½ bowl kitchen sink.

ENERGY EFFICIENT FEATURES

- Ample power and TV points throughout.
- Broadband and phone lines pre-installed.
- Multi-grid switching for kitchen appliances, neatly positioned above or behind the worktop.
- Energy-saving pendant light fittings.
- Sleek downlighters in the kitchen.
- White socket fittings as standard.
- EV charging point

FINISHING TOUCHES

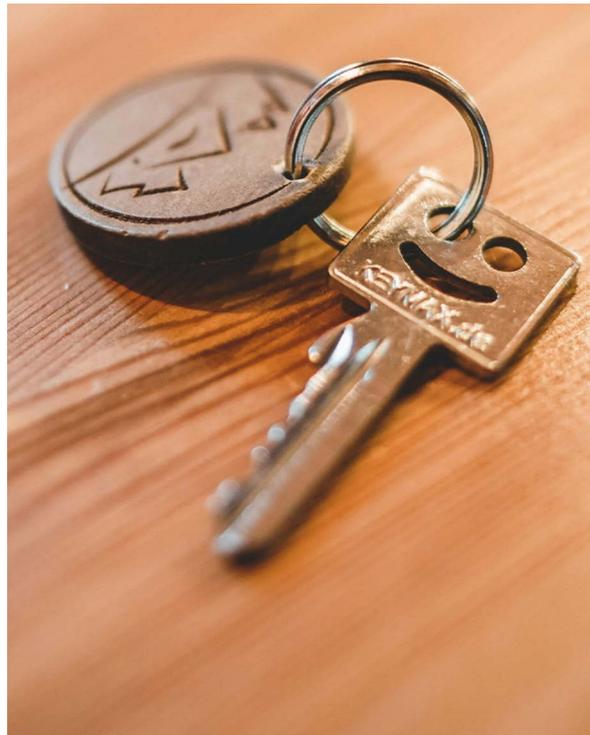
- Smooth, high-quality matt emulsion walls for a fresh and modern feel
- Fully fitted carpets to bedrooms, landings and stairs. And complimentary LVT flooring to reception rooms and bathrooms.
- Ceilings finished in crisp matt white emulsion.
- Skirtings and facings in classic gloss white paint

** Developer reserves the right to amend the specification.*

Accommodation

Designed for Living. The following pages feature interiors from The Views, presented with virtual furnishings and styling to offer a clear sense of space, layout, and potential.

These visualisations are designed to help you imagine how the completed accommodation could feel once personalised – highlighting the quality of finish and thoughtful design throughout.



The Area

A Lifestyle Like No Other. Living at The Views means you're not just buying a home – you're embracing a lifestyle surrounded by some of Norfolk's finest attractions. Whether it's a morning paddle on Fritton Lake, an afternoon exploring the Broads, or an evening of al fresco dining in your south-facing garden, every day promises something new to experience and enjoy.

Discover your dream home at The Views and become part of this unique countryside community.



Map

Rich with facilities the surrounding area is abundant with recreation activities, and facilities.

Fritton Lake Members' Club.

Set within a 1,000-acre private estate, this exclusive club offers unparalleled access to natural beauty and activities, including:

- **Wild Swimming & Paddleboarding:** Dive into the tranquil waters of Fritton Lake or glide across the surface on a paddleboard.
- **Boating:** Explore the lake at your own pace with a kayak or rowing boat.
- **Cycling & Walking Trails:** Discover miles of picturesque trails that weave through ancient woodland and rolling meadows.
- **Wellness & Fitness:** From yoga classes on the lakeside to a fully equipped gym, the club caters to both body and mind.
- **Farm-to-Table Dining:** Enjoy seasonal, locally sourced meals at the club's restaurant, where every dish reflects the flavors of the Norfolk countryside.

The Norfolk Broads

A short drive away, the iconic Norfolk Broads National Park offers endless opportunities for exploration. With over 125 miles of waterways, it's perfect for boating, fishing, birdwatching, and enjoying the breathtaking natural landscapes.

The East Norfolk Coast

Venture east to discover the rugged beauty of the Norfolk coastline, with its sandy beaches, charming seaside towns, and rich maritime heritage. Visit Great Yarmouth for its lively promenade or take a peaceful stroll along the unspoiled shores of Winterton-on-Sea.

Local Villages and Market Towns

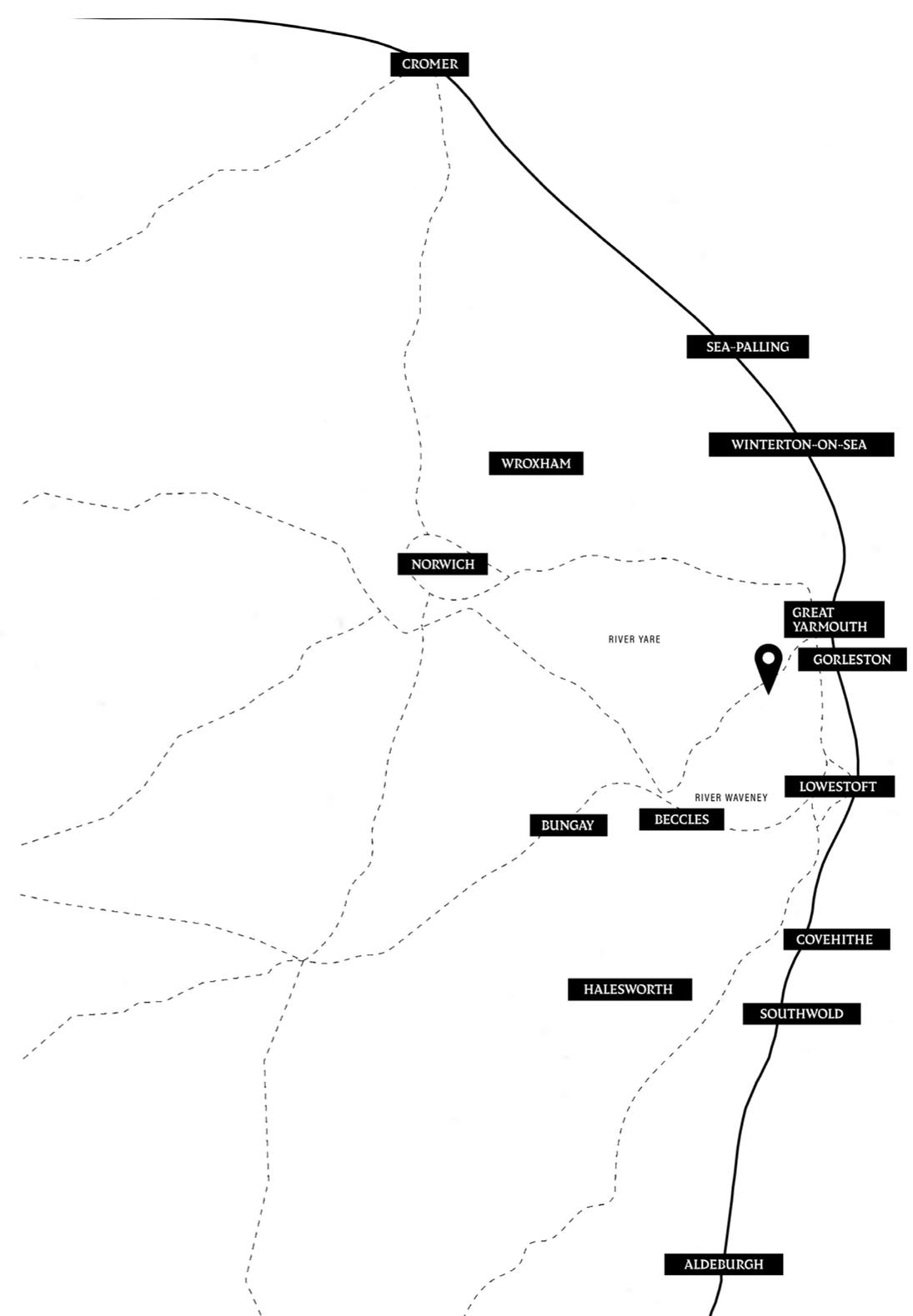
Explore nearby villages and towns like Beccles and Loddon, known for their historic charm, boutique shops, and delightful eateries. Fritton itself offers a friendly village community with a local pub and convenient amenities.

Golf

Golfers at The Views, Fritton, are well-served by nearby courses. Caldecott Hall offers a scenic 18-hole course within its country estate. Gorleston Golf Club provides a clifftop challenge with stunning sea views, while Rookery Park near Lowestoft features a well-regarded parkland layout. Each club welcomes visitors and caters to players of all levels.

Schools

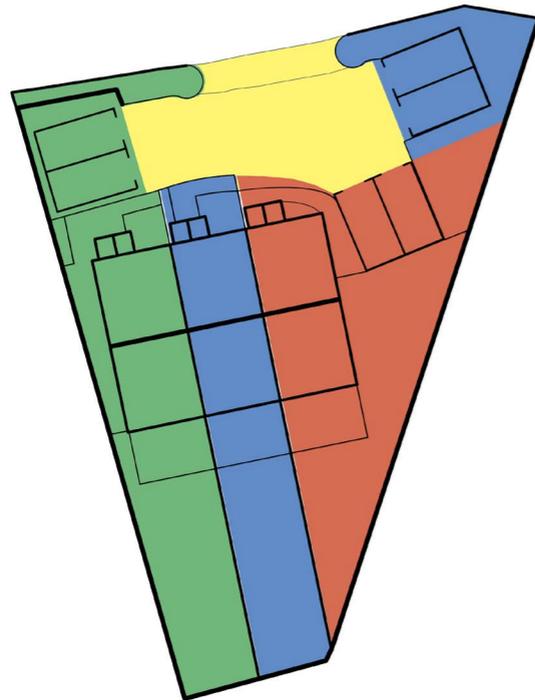
Families at The Views benefit from excellent nearby schools. Moorlands Primary in Belton offers a nurturing start with strong academic standards. Somerleyton Primary is a small village school known for creativity and values-led teaching. For older pupils, Ormiston Venture Academy in Gorleston provides outstanding secondary education with a focus on aspiration.



Site Plan

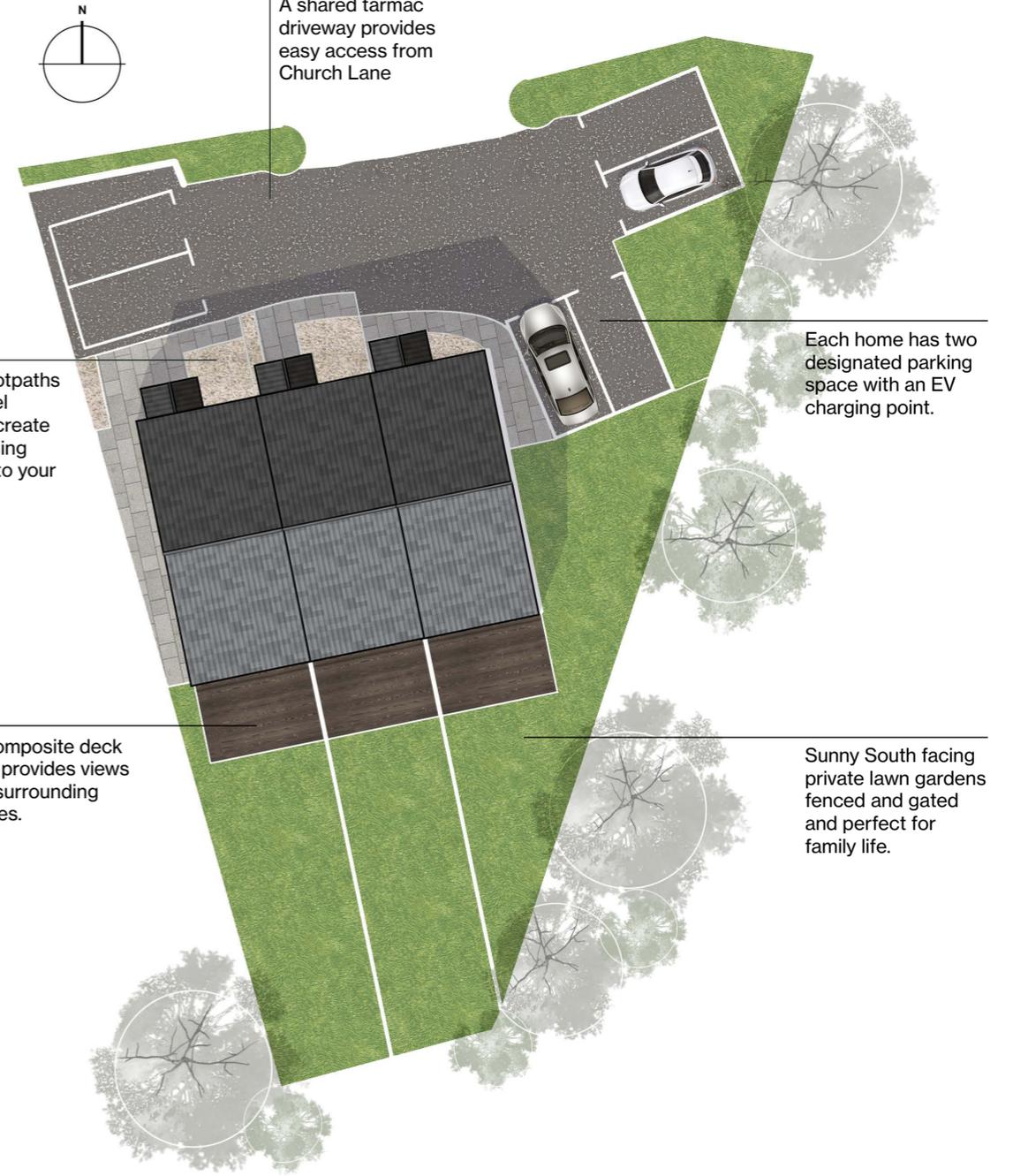
Each home features its own private south-facing garden, designed to maximize outdoor enjoyment. The raised terraced areas provide the perfect spot to entertain, dine al fresco, or simply bask in the stunning views over open fields. These gardens are more than just outdoor spaces – they're tranquil extensions of your living area, offering a peaceful escape in every season.

Convenience at Your Fingertips. Practicality meets innovation with two dedicated parking spaces per home, each equipped with an EV charging point to support your green lifestyle. This forward-thinking feature ensures your home is ready for the future of transportation.



Key

Woodview Asking Price £295,000
Meadowview Asking Price £280,000
Waterview Asking Price £287,500
Shared Access



Floor Plan

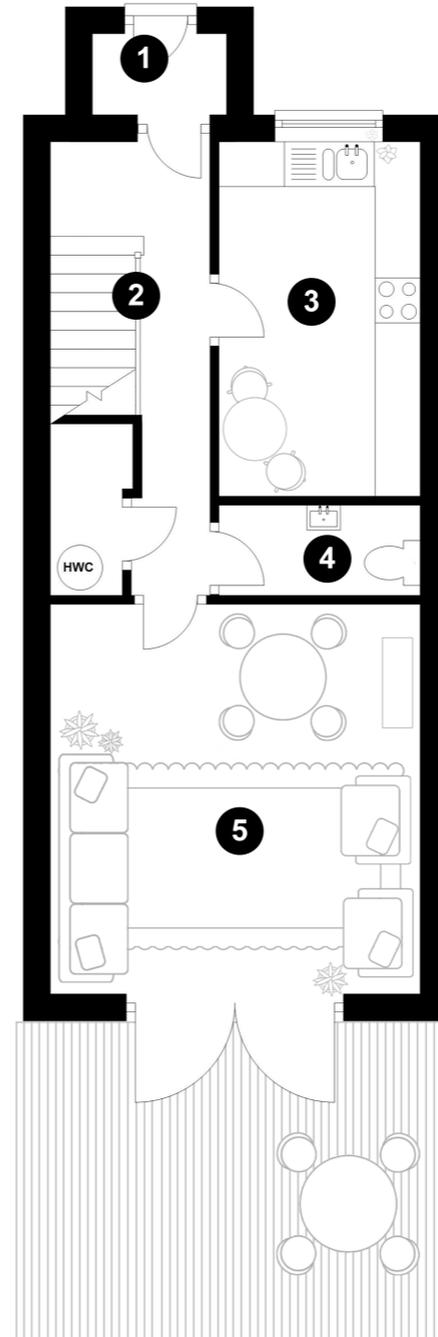
Accommodation	Dimensions
GF:	GF:
1. Porch	1.10m x 1.49m (3'7" x 4'11")
2. Hallway	5.05m x 1.78m (16'7" x 5'10")
3. Kitchen/Breakfast Room	3.95m x 2.24m (12'11" x 7'4")
4. Cloakroom	1.00m x 2.24m (3'4" x 7'4")
5. Living/Dining Room	4.34m x 4.11m (14'3" x 13'6")
FF:	FF:
6. Landing	2.00m x 1.96m (6'7" x 6'5")
7. Bedroom	3.00m x 3.00m (10' x 10')
8. Bathroom	2.00m x 2.00m (6'7" x 6'7")
9. Principle Bedroom	4.25m x 3.10m (13'11" x 10'2")
10. En-Suite	2.95m x 0.90m (9'8" x 3')
Total Floor Area	79.80 sq m (859.5 sq ft)

Redefine what home means to you.

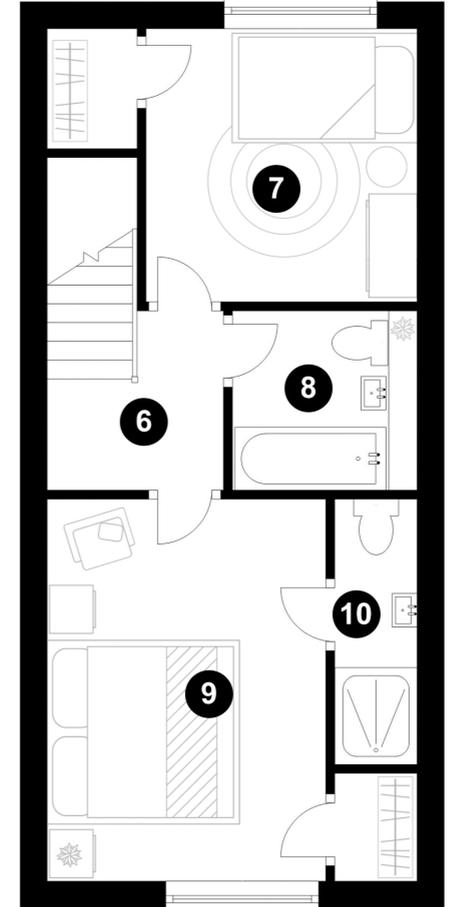
The Views is more than just a place to live – it's a lifestyle of comfort, elegance, and sustainability. Find your perfect balance at The Views, where modern design meets countryside charm.

Ready to experience The Views for yourself? Get in touch today to schedule a viewing and begin your journey toward owning your dream home.

Ground Floor
Approx. 40.8 sq. metres (439.4 sq. feet)



First Floor
Approx. 39.0 sq. metres (420.1 sq. feet)



At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.



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