



Neville Road, Sutton, Norwich, Norfolk, NR12 9RR

Guide Price £170,000

Viewing by appointment with our
Stalham Office: (01692) 531400 or sales@trettphillipsresidential.co.uk



SUTTON

Sutton is a village in the English county of Norfolk. It lies next to the Norfolk Broads (Barton Broad to its south-west, and Hickling Broad to its south-east), about 16 miles north-east of Norwich on the A149 road, adjacent to the slightly larger market town of Stalham. Sutton has a public house and hotel, infant school, garden centre, village hall and a parish church. Nearby is the striking landmark of Sutton Mill. Tourism and recreational facilities include Sutton Pottery, and the Museum of the Broads.

PASSAGE TO BACK

10' 8" x 3' 5" (3.25m x 1.04m)

This enclosed area has both a timber framed entrance door to front and exit door to rear. There is vinyl flooring throughout and plenty of room for storage.

ENTRANCE HALL

uPVC double glazed door located at the side of the property. Vinyl flooring throughout, points for power and a staircase leading to the first floor.

LIVING ROOM

16' 4" x 10' 8" (4.97m x 3.25m)

uPVC double glazed door leading out to the rear garden and a timber framed window looking into the attached storage room. Vinyl flooring throughout, radiator and points for both power and a TV.

KITCHEN/DINING ROOM

16' 4" x 8' 2" (4.97m x 2.49m)

The space is equipped with a fitted kitchen, range of units, stainless steel sink and an electric oven and hob. There is space for a fridge freezer and a uPVC double glazed window overlooking the front garden. Vinyl flooring throughout, points for power, radiator and access to a cupboard under the stairs.



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- Popular development
- Enclosed rear garden
- UPVC double glazed throughout
- Oil Fired Central Heating
- Close to local shop and schools
- Easy access to the broads and the beach
- Driveway and garage en bloc
- Guide price £170,000 TO £190,000



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LANDING

This area has laminate flooring throughout, points for power and a radiator. There is also access to an airing cupboard and the loft.

BEDROOM 1

16' 5" x 8' 4" (5.00m x 2.54m)

This spacious and light room has a uPVC double glazed window, fitted carpet throughout and a radiator. There are also points for power and points for both a telephone and TV.

BEDROOM 2

7' 9" x 7' 2" (2.36m x 2.18m) uPVC double glazed window, fitted carpet throughout, radiator and points for power.

BEDROOM 3

8' 9" x 7' 9" (2.66m x 2.36m)

uPVC double glazed window, fitted carpet throughout, radiator and points for power.

BATHROOM

6' 6" x 5' 4" (1.98m x 1.62m)

Suite which comprises of a wash hand basin, W.C and a bath with mixer taps and a shower attachment overhead. Vinyl flooring throughout, full tiling on walls, heated towel rail and a uPVC double glazed window. There is also a shaver point and extractor fan.



Council Tax: B - EPC Rating: E - Tenure: Freehold



OUTDOOR ATTACHED STORAGE

7' 7" x 5' 9" (2.31m x 1.75m)

This versatile area has two timber framed windows, one overlooks the rear garden and the other looks into the living room. There is also a timber framed door which leads onto a patio. There is laminate flooring throughout and points for both power and wall lights.

OUTSIDE

FRONT GARDEN

Gravelled area with ample parking for one car. There is a tall-hedge bordering one side, a large Yucca tree and a path leading to the front door.

REAR GARDEN

Established garden mainly laid to lawn. Patio seating area, oil tank and a tall fence creating privacy.



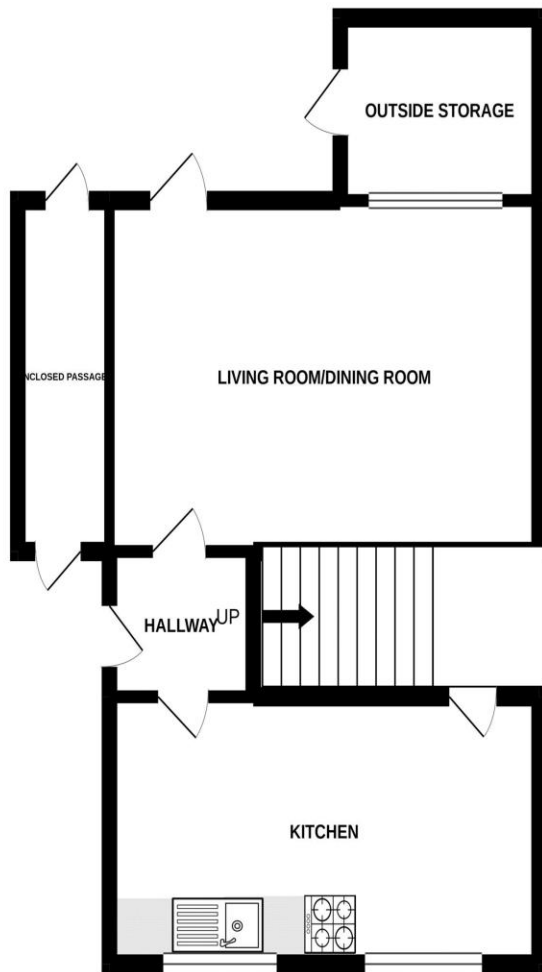
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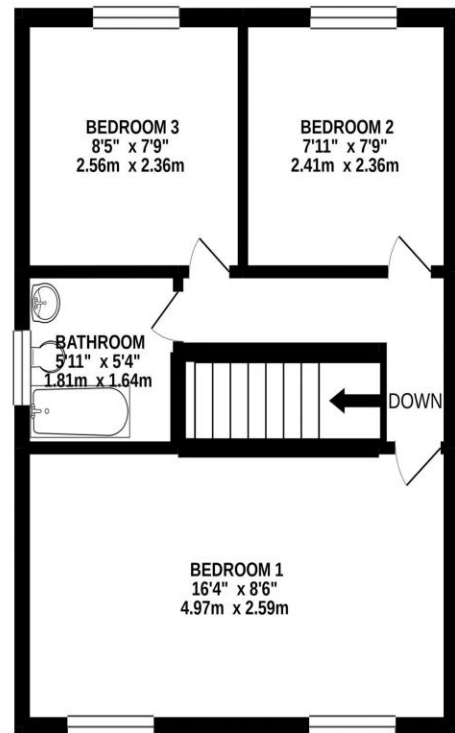
"Stunning accommodation which is ready for a family" AVAILABLE WITH NO ONWARD CHAIN and with spacious accommodation that is sitting on this POPULAR DEVELOPMENT. Enclosed gardens with a DRIVEWAY and EN BLOC GARAGE, make this home practical for the modern living and is located in a popular village which has a range of village facilities and easy access to the Norfolk Broads and the Norfolk coastline.



GROUND FLOOR



1ST FLOOR



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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