



Shona
Suton Street | Sutton | Norfolk | NR18 9JJ

PUTTING DOWN ROOTS



"Built by the owner, 60 years ago, this is a home that's truly been treasured. Beautifully positioned in a superb private plot, it has so much potential with appeal beyond measure. The views are captivating, stretching out over fields, while the light filled rooms are a delight to explore. Whether you update or extend, you can really make it your own, a long-term family home to adore."







- A beautifully located Detached Chalet Bungalow, now in need of Modernisation, standing in a delightful 0.85 acres of Mature Gardens
- Three Bedrooms; Main Bathroom
- Kitchen; Two Receptions
- Integral Garage plus Additional Garage/Workshop
- Easy Access to the Market Town of Wymondham, A11 Trunk Road and Wymondham College
- The Accommodation extends to 1,478sq.ft
- Energy Rating: E

The owner of this home worked on the build back in 1961. His own father, an experienced builder, managed the project, while his uncle designed it – so it was a genuine family affair! This is therefore the first time the house has ever come to the market and it's an opportunity not to be missed. A much-loved home and idyllic yet convenient place to raise a family, it offers you the chance to update the property to match your own preferences, making it your own and making precious memories over the years, just as the owner has done.

An Unspoilt Upbringing

With beautiful views over open fields and a wonderfully private corner plot, dotted with mature trees, this property enjoys an enviable setting. The generous gardens extend to just under an acre and include an established orchard and vegetable garden. The owners' children had a fun and happy upbringing here, the land enabling them to enjoy all sorts of activities. The owner used to ride motorbikes and the children had a mini bike out here that they remember riding around for hours. The family were also keen on archery and set up a range here for a time. You can imagine children today playing football on the grass, camping out on summer nights, or building dens – great fun! Keen gardeners will love the space on offer and the ability to create additional areas of planting and landscaping, while those seeking to become more self-sufficient could increase the amount of produce the garden provides.

Canadian Character

When the house was first built, it was designed in the style of a Canadian chalet – the owners loved Canada and at one point had hoped to live out there. It had a cedar roof, although this was replaced with a tiled roof in the 1990s. The house was intended as a family home and the owners raised their two children here, as previously mentioned. The property is set at an angle in the plot to make the most of the light and as a result, the main sitting room is a particular highlight, with sunshine pouring in through the large windows of the double aspect room and framing the garden views beyond. This room is nice and cosy in winter too, thanks to the wood burner set within the feature stone fireplace. While the house has plenty of room for a family, there is also scope to extend and make it everything you hoped for and more besides – the plot can certainly take it!

So Much Choice!

The location adds to the appeal here, the immediate surroundings are on the rural side, although you're far from isolated as there are neighbours on both sides. You're just 3 miles from Wymondham High here and even closer to Wymondham College, with a highly regarded primary less than two miles from home in Spooner Row. You have excellent road and rail links too, thanks to proximity to the A11, so travelling into Norwich or out of the county couldn't be easier. Spoilt for choice with supermarkets and other shops, you can pop into Attleborough in just a few minutes too, so whatever you're after, you won't need to go far.

The Accommodation

You move through the front door into the main reception hall, directly in front of you stairs rise to the first floor, whilst a door to your left takes you through to the...

Sitting Room

Located to the front of the property, you have wonderful views via large windows and sliding glass doors to two aspects, whilst also providing plenty of natural light. The room's focal point is a stone fireplace with a wood burner set within.

Dining Area

Forming part of the sitting room, the dining area is located within the 'L' shape of the sitting room. The dining table sits to one end. Underfoot you have a continuation of the timber floors, with further windows providing light and views.

Beyond the sitting room is the...

Conservatory

Accessed by a sliding door, the conservatory runs the full depth of the home and offers fabulous views of the mature setting. With a further sliding door providing access out to the terrace.

Kitchen

Accessed off both the main reception hall and the 'L' shaped sitting and dining room. The kitchen is located to the rear of the property and combines cabinets to all four aspects, with lighter work surfaces. Appliances can be found integrated throughout and include a fridge, a double electric oven and a hob with extractor fan above. There is also space for a washing machine, whilst a stainless steel sink unit can be found within the work surfaces. From the kitchen a door offers access to a rear reception hall.

Returning to the main reception hall, you discover the main bathroom, adjoining which a door offers integral access through into the single garage.

The first floor accommodation consists of...

Three Bedrooms

Two of which are large doubles, with the third being a small single bedroom. The largest of the bedrooms has numerous windows to the gable end, where you take in stunning views of the gardens and the surrounding area. You have a continuation of the timber floor from the ground floor along with storage which can be found within the eaves. The smaller bedroom is located to the rear of the property offering equally superb views and additional eaves storage. The second bedroom is a good size double with exceptional views over the garden and adjoining farmland. Once again you have a continuation of the timber flooring.

As with the ground floor, the first floor is bathed in natural light, due to the numerous large windows which can be found throughout.













Agents Note

The house was built by the current owner approximately 60 years ago and is now in need of modernisation. Due to the very generous plot, the property could easily be extended if required.

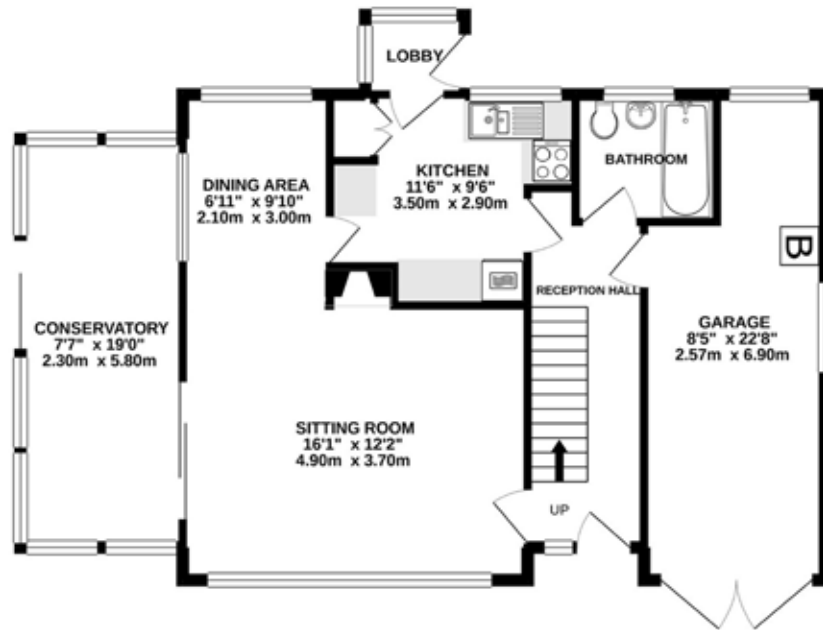
The Grounds

Situated to the outskirts of the market town of Wymondham, the property sits in an enviable setting with very mature gardens. It offers easy access to Wymondham, the A11 and the sought after schools including Wymondham College and Wymondham High School. Access is via a five bar timber gate, which leads onto a concrete drive leading directly to an integral garage as well as a detached garage/workshop.

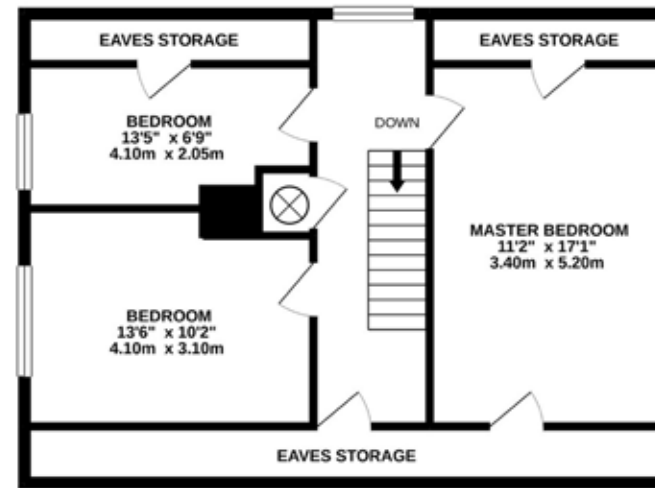
The house itself sits centrally within its gardens, which contains a fine selection of trees including oak, silver birch, beech and pine, whilst there is also a selection of mature fruit trees. Boundaries consist of mature hedging and post and wire fencing, whilst you also discover a wildlife pond. There is also a selection of timber storage sheds which can be found within the garden. In all, the gardens extend to 0.85 acres.



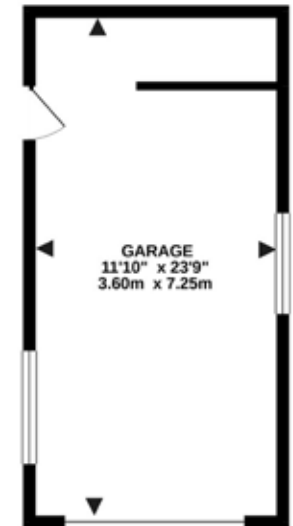




GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.4 sq.m.) approx.



GARAGE
281 sq.ft. (26.1 sq.m.) approx.

FLOOR AREA: HOUSE - 1478 sq. ft. (137.3 sq. m.) approx.

TOTAL FLOOR AREA: 1759 sq.ft. (163.4 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.

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Situated on the outskirts of Wymondham, the property has all the benefits that the thriving market town has to offer. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College and is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass.

How Far Is It To...

Norwich is approximately 8 miles north-east of Wymondham and offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is approximately 8 miles south-west with a good selection of high street shops including a Sainsburys Supermarket.

Directions

Leave the market town of Wymondham on the old Newmarket Road. Upon reaching the first mini roundabout, continue straight over and proceed for a further 1.5 miles, before turning left into Eleven Mile Lane. Shortly after turn left into Sutton Street, where the property can be found immediately on your left hand side clearly signposted with a Fine and Country For Sale Board.

Services and District Council

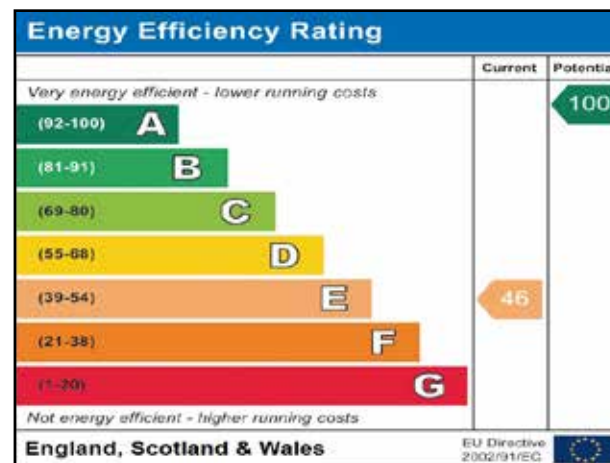
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council

Tenure

Freehold



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