



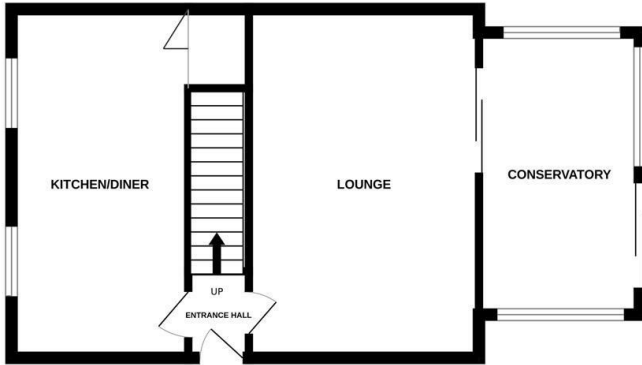
141 Neville Road | Sutton | Norwich | NR12 9RR

Offers Over £190,000

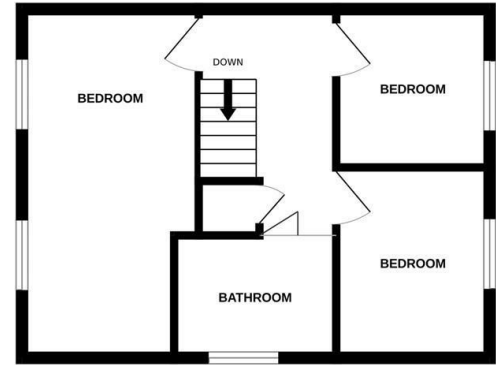
****QUIET CUL-DE-SAC WITH TWO OFF ROAD PARKING SPACES AND TWO GARAGES**** Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE tucked away in the peaceful village of Sutton. Accommodation comprising entrance hall, lounge, kitchen/diner and conservatory to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a lawned front garden, TWO OFF ROAD PARKING SPACES and further off road parking to the side and to rear there is a private garden and TWO GARAGES. The house benefits from double glazing, electric heating and would make an excellent first time purchase so be quick to book a viewing.



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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Location

Sutton is a small Broadland Village situated in close proximity of Stalham. There is an attractive staithe on the upper reaches of the River Ant, a garden centre and a popular Public House. The adjoining Stalham is a small Broadland Town with its own facilities which include schools, a variety of High Street shops including a supermarket, food outlets, health centre, post office and library.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 16'6" x 10'10"

Double glazed window, electric heater, sliding patio doors.

Kitchen/Diner 16'6" x 8'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and tumble dryer, two double glazed windows, electric heater.

Conservatory 13'5" x 7'7"

Sliding patio doors, double glazed windows.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 16'6" x 8'5"

Two double glazed windows, electric heater.

Bedroom Two 8'11" x 7'11"

Double glazed window, electric heater.

Bedroom Three 7'11" x 7'2"

Double glazed window, electric heater.

Bathroom 6'7" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window.

Outside Front

Lawned garden and driveway providing off road parking with a further two off road parking spaces to side the side.

Outside Rear

Private garden enclosed by fencing with rear access to two garages.

Local Authority

North Norfolk District Council, Tax Band B.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

North Norfolk District Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.