

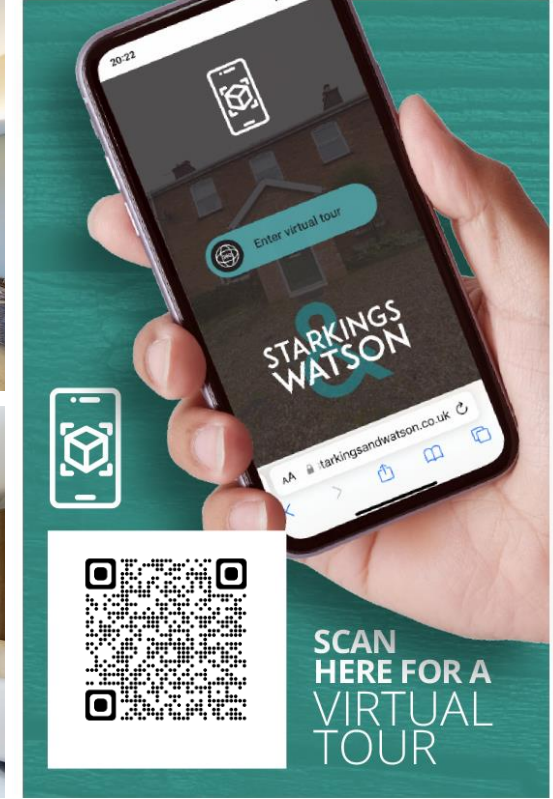
THE STREET

# Sutton, Norwich NR12 9RF

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

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# STARKINGS & WATSON

- Norfolk Broads Village Location
- Substantial Detached Executive Home
- Sitting Room with Wood Burner
- Ground Floor Study/Family Room
- Open Plan Kitchen, Living & Dining Room
- Four Double Bedrooms
- W.C, En Suite & Family Bathroom
- Landscaped Wrap Around Gardens

#### IN SUMMARY

**NO CHAIN.** Built in 2010, this **EXECUTIVE DETACHED HOME** offers a range of **ECO CREDENTIALS**, along with an **IMMACULATE NEUTRAL DECOR** and **UNDER FLOOR HEATING** on the ground floor. Extending to over 1900 Sq. ft (stms) of accommodation, the hall entrance leads to the 20' **SITTING ROOM** with a **FEATURE FIRE PLACE** and **DUAL ASPECT VIEWS** via the bay window and rear facing **FRENCH DOORS**. A separate bay fronted family room offers a variety of uses, whilst the 23' **KITCHEN/DINING ROOM** is adjacent, offering a **RANGE** of **STORAGE UNITS**, space for a table and soft furnishings, with a further set of **FRENCH DOORS** to the rear. The **CLOAK/UTILITY ROOM** houses space for laundry appliances, where the **RAINWATER HARVESTER** feeds the washing machine and **W.C.** **SOLAR PANELS** heat the **HOT WATER** alongside an oil fired **CENTRAL HEATING** boiler. Upstairs, the family bathroom and **FOUR DOUBLE BEDROOMS** lead off the landing, two with **EXTENSIVE BUILT-IN WARDROBES**, and the main bedroom with an **EN SUITE SHOWER ROOM**.

#### SETTING THE SCENE

With a tree lined view to front, the property occupies a corner plot, set behind a low level walled frontage. Ample parking can be found to front, with access to the

main property, and detached oversized single garage. Gated access leads to both sides of the property, where to the right a large storage area can be found.

#### THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood flooring, complete with a useful storage cupboard under the stairs. To your left, the bay fronted sitting room offers a warm and welcoming feel, with a central exposed brick fireplace, with an inset cast iron wood burner. Windows can be found to side, with French doors to the rear garden. The study/family room is opposite, complete with wood flooring and currently used as a bar/entertaining room, but presented empty on completion. Also bay fronted, this sizeable room offers a variety of uses. At the end of the hall the cloak/utility room includes a two piece suite, with a hand wash basin set on top of a work surfaces, along with a variety of storage cupboards housing the laundry appliances. Served by a rainwater harvester, the W.C and washing machine are ECO friendly to run. The centrepiece of the living space is the open plan kitchen, dining and family room. With a range of high gloss kitchen units, there is ample space for a dining table or island, along with space for soft furnishings. The kitchen includes an inset electric induction hob and twin built-in electric ovens, with a dishwasher also integrated. Tiled flooring with under floor heating runs throughout the room, with windows to side and rear, and French doors onto the patio. Upstairs, the landing is galleried, with a window to front, and doors to all four bedrooms. Starting to your left a double bedroom faces to the rear, with the family bathroom adjacent, complete with a four piece suite, with a range of storage, separate shower cubicle, heated towel rail and tiled splash backs with a



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feature mirror. The main bedroom also sits to the rear, with a range of built-in bedroom furniture. This sizeable room is the perfect size to include a dressing area, utilising the adjacent en suite as a private shower room - complete with a three piece suite and aqua board splash backs. The two front facing bedrooms are both doubles, with the bay fronted one including two double wardrobes.

#### THE GREAT OUTDOORS

The rear garden is a fully enclosed lawned space, with a substantial paved patio offering several outdoor seating spaces. Gated access leads to the front, with access also to the adjacent garage. Raised beds can be found to the rear, with a plum slate border, whilst the pathway leads to the side, where a timber shed and useful storage area can be found to the side. The garage includes an up and over door to front, power and lighting.

#### OUT & ABOUT

The village of Sutton is a rural setting with a range of countryside walks, located only a couple of miles from Stalham which has excellent shopping amenities, as well as a staithe with access to the Broads Network. Hickling Broad, the largest of the broads, is also close by, with a nature reserve run by the Norfolk Wildlife Trust. Further local shopping facilities can be found in the village of Ludham which is about four miles whilst Wroxham, the centre of the Broads Network, is about nine miles.

#### FIND US

Postcode : NR12 9RF

What3Words : ///chosen.preparing.lace

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

**Approximate total area**  
 1914.16 ft<sup>2</sup>  
 177.83 m<sup>2</sup>