

SALES & LETTINGS

STOBART  
& HURRELL



STOBART  
& HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER





STOBART  
& HURRELL

---

# Syringa, The Street, Sutton, Norfolk, NR12 9RF

---

Syringa is a detached three-bedroom property that has been extensively modernised by the current owners to create a stunning and versatile family home. Located in the north Norfolk waterside hamlet of Sutton, a modest leafy hamlet on the northerly fringe of the Norfolk market town of Stalham, it benefits from nearby amenities that includes schooling, a neighbouring high street containing a variety of shops, and local facilities, plus a nearby superstore and petrol station.

Sitting at the heart of a mature, generous plot extending to half an acre and overlooking meadowland to the rear, the property is approached over a shingle driveway providing ample off-road parking and access to a lawn garden and a double garage with electric doors and a separate utility. To the rear, a sun terrace, ideal for alfresco dining with friends and family, extends away to a beautifully landscaped south facing garden with a lawn, raised beds, water feature, and a free-standing summer house with an adjoining terrace.





**STOBART  
& HURRELL**

- DETACHED FAMILY HOME
- VERSATILE ACCOMMODATION
- THREE BEDROOMS, ONE WITH EN-SUITE

- GROUNDS EXTENDING TO HALF AN ACRE
- STUNNING PRESENTATION THROUGHOUT
- LESS THAN FIVE MILES TO THE COASTLINE

- RENOWNED NORFOLK BROADS LOCATION
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- AROUND THIRTY MINUTES TO THE CITY OF NORWICH

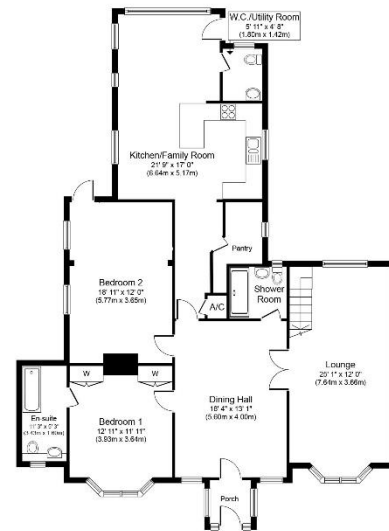
The main entrance to the property, via an enclosed porch, leads into a dining hall, where double doors provide access to a family lounge with feature fireplace. Further doors from the dining hall lead into a shower room, and two bedrooms, one with built-in storage and an en-suite bathroom and the other with access to the rear garden. To the rear of the property there is an open plan kitchen family room with double doors overlooking and opening out to the rear terrace. There is also a separate walk-in pantry and utility with W.C. To the first floor, a broad landing, currently used as a home office, provides access to a third bedrooms with storage.

Whether as an enviable family home or an ideal place to escape to the country for recreation or gentle relaxation on the renowned Norfolk Broads water, the property also enjoys easy access to the nearby coastline, as well as the capital city of Norwich.

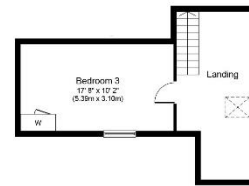




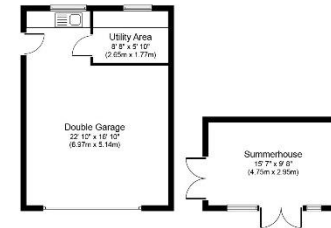
**STOBART  
& HURRELL**



**Ground Floor**  
Approximate Floor Area  
1,553 sq. ft.  
(144.3 sq. m.)



**First Floor**  
Approximate Floor Area  
359 sq. ft.  
(33.3 sq. m.)














**Outbuilding**  
Approximate Floor Area  
534 sq. ft.  
(49.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell  
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)  
[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)  
 01603 782 782

