



WE BRING PEOPLE AND PROPERTY TOGETHER

West View, The Street, Sutton, Norfolk, NR12 9RF

West View is a beautifully presented detached chalet bungalow, set on a generous plot of approximately a quarter of an acre in the charming north Norfolk waterside hamlet of Sutton. This tranquil setting offers an idyllic retreat for those looking to escape the pace of city life and embrace the natural beauty of the Norfolk countryside, Broads, and nearby coastline. The village is surrounded by picturesque landscapes and offers access to scenic walking and cycling trails, a 14th-century church, a local hotel, and the Sutton Staithe boatyard, where visitors can hire boats or canoes for peaceful river exploration.

Set back from the road, the property is approached via a gated entrance onto a shingle driveway that provides ample off-road parking and leads to a double carport and storeroom—offering excellent potential for conversion to an annexe, subject to the necessary planning permissions. The meticulously maintained gardens are a true feature of this home, complemented by a double garage with a cloakroom, a tranquil pond, a greenhouse, a lounge or hobby room with timber decking, and a potting shed—all with electricity, creating an ideal space for gardening enthusiasts or those who enjoy outdoor living.





- OPEN PLAN KITCHEN DINER
- CLOSE TO LOCAL AMENITIES
- NORFOLK BROADS VILLAGE LOCATION

- PLOT OF APPROX. QUARTER OF AN ACRE
- BEAUTIFULLY PRESENTED THROUGHOUT
- GREENHOUSE, POTTING & OUTBUILDINGS

- AMPLE OFF-ROAD PARKING & DOUBLE CARPORT
- THREE TO FOUR BEDROOMS, ONE WITH EN-SUITE
- EXTENDED AND UPDATED DETACHED CHALET BUNGALOW

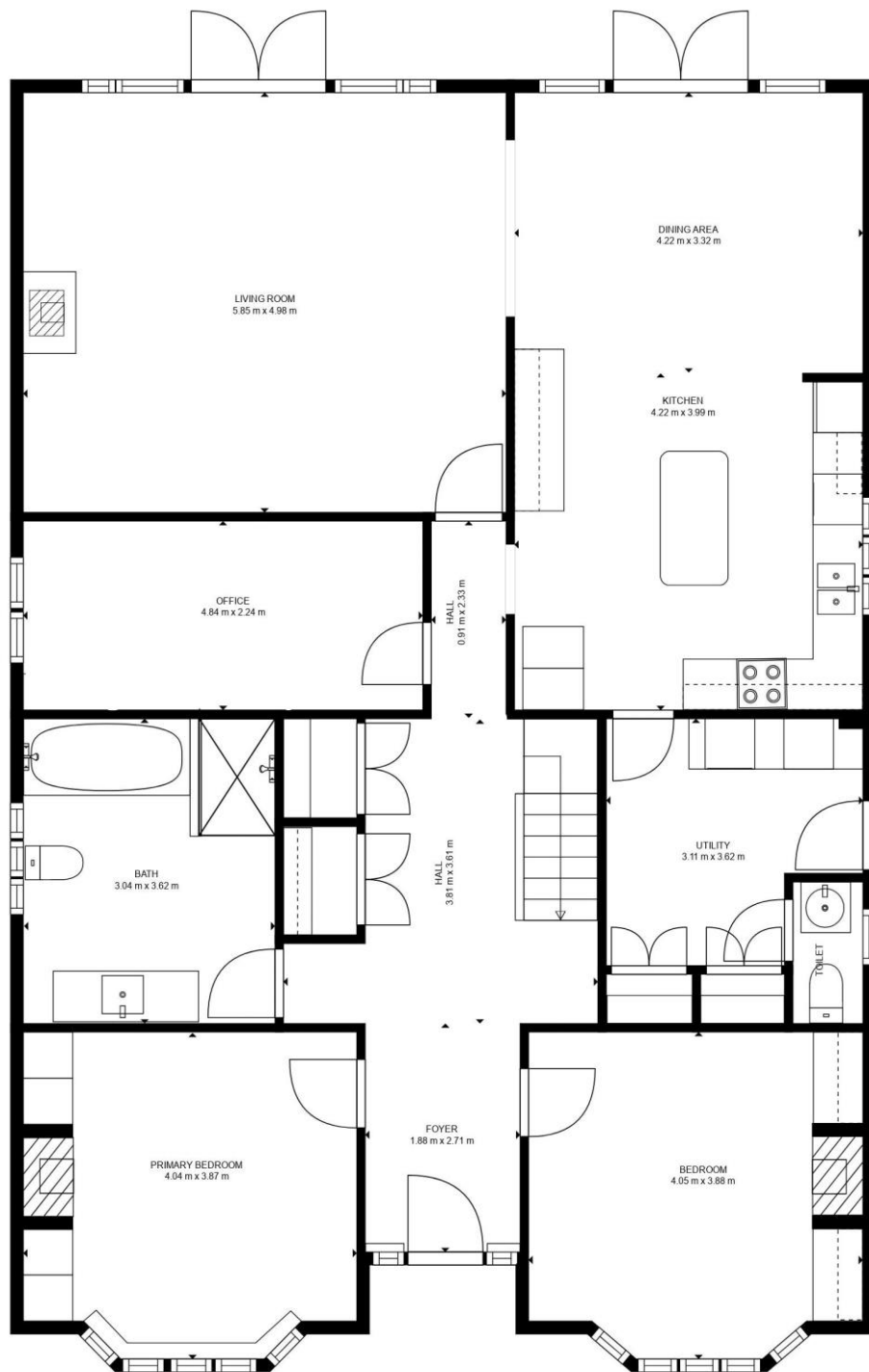
The current owners have thoughtfully updated and extended West View to create a spacious and stylish family home. The main entrance opens into a wide hallway with built-in storage, from which separate doors lead to two generously sized double bedrooms, both featuring bay windows and one with built-in wardrobes. There is also a large family bathroom with both bath and shower facilities, and an additional room currently used as an office or fourth bedroom, enhanced by a roof lantern that floods the space with natural light. To the rear of the property, the spacious family lounge features a cosy wood-burning stove and flows seamlessly into a striking open-plan kitchen and dining room. A separate utility room with a cloakroom adds to the practicality of the layout. Both the lounge and kitchen enjoy views of the rear garden and have double doors that open directly onto the outdoor space, creating an effortless indoor-outdoor living experience. Upstairs, a further bedroom with an en-suite shower room and dressing area is complemented by double doors that open to reveal views across the surrounding fields, providing a serene and private retreat.

Perfect as a full-time residence or a peaceful countryside escape, West View also benefits from excellent local amenities in the surrounding villages, including schools, independent shops, a superstore with a petrol station, and public transport links into the historic city of Norwich. Here, residents can enjoy a wide range of retail outlets, restaurants, cafes, and cultural attractions, all within easy reach.

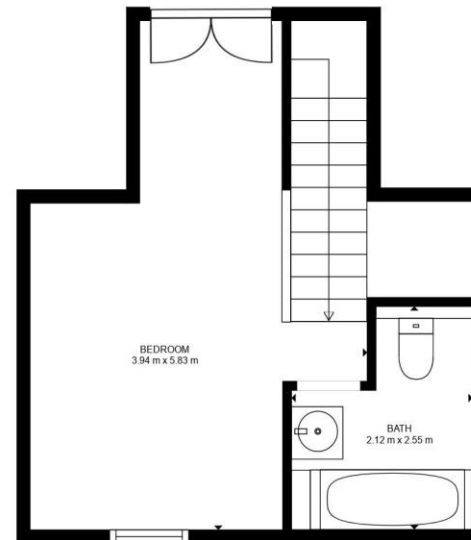
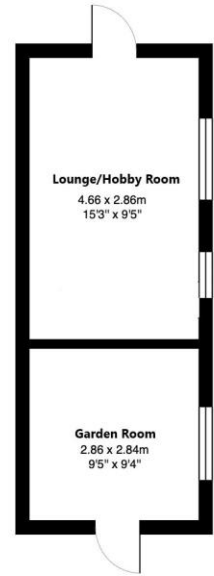
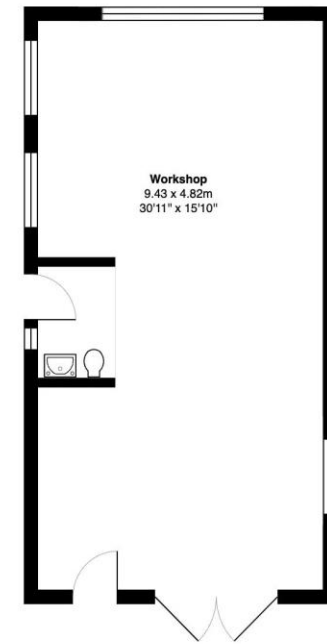




STOBART
& HURRELL



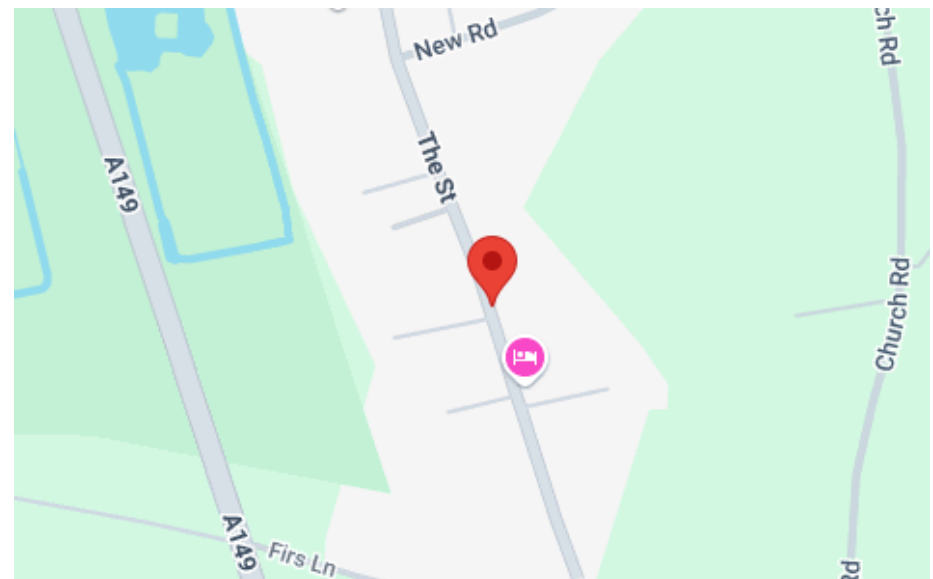
FLOOR 1



FLOOR 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





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.



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

enquiries@stobarthurrell.co.uk

01603 782 782

