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31 Hastings Way, Sutton, Norfolk, NR12 9RQ

This well-presented semi-detached house offers an ideal opportunity for families, first-time buyers, or investors seeking a property in a peaceful yet well-connected location. Nestled in the North Norfolk waterside hamlet of Sutton, the home benefits from a tranquil setting on the southern fringe of the popular market town of Stalham, where you'll find local schooling, a variety of shops and amenities along the high street, as well as a nearby supermarket and petrol station.

Set back from the road, the property enjoys views across a green space and is approached via a paved pathway with a low-maintenance front garden. To the rear, a paved terrace and enclosed lawn garden create a private and manageable outdoor space, ideal for relaxation or family life. The property also benefits from allocated parking and a garage, offering practical convenience.

Inside, the home is light, spacious, and ready to move into. The entrance hall leads to a generous lounge with direct access to the rear garden, while the kitchen dining room offers a sociable space for everyday living and entertaining. Upstairs, a modern family bathroom serves three well-proportioned bedrooms, making this an adaptable home for a range of lifestyles.

Positioned on the northern banks of the scenic River Ant, which winds gently through some of the most beautiful landscapes of the Norfolk Broads, Sutton offers an idyllic escape from the pace of city life. Surrounded by countryside, nature reserves, and meandering waterways, this is a perfect base for those seeking a peaceful lifestyle in the heart of Norfolk's natural beauty.



Semi-Detached



House



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band B



Allocated
Parking



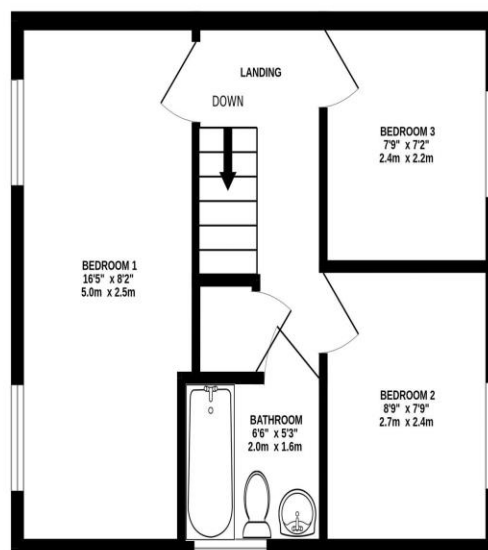
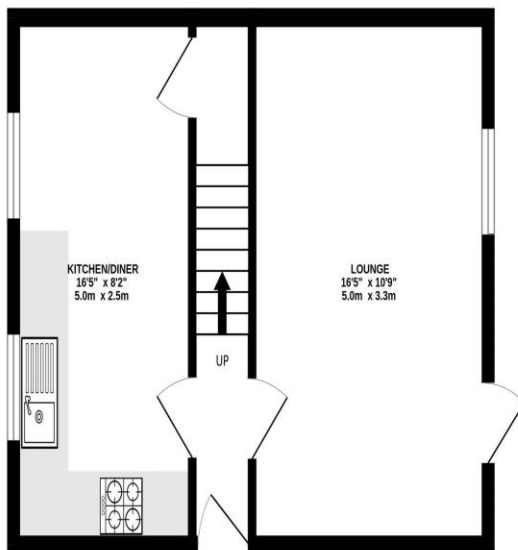
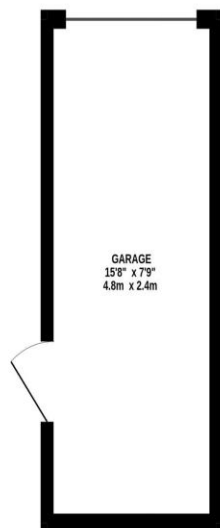
Garage



GARAGE
121 sq.ft. (11.2 sq.m.) approx.

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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