



STOBART  
& HURRELL

STOBART  
& HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK





# Broads Haven, The Street, Sutton, Norfolk, NR12 9RF

Broads Haven is a charming detached bungalow, perfectly suited for a family or a couple seeking single-storey living with the flexibility of welcoming friends and family to stay. Nestled in the delightful north Norfolk waterside hamlet of Sutton, this tranquil home offers an idyllic retreat for those wishing to escape the pace of city life and immerse themselves in the natural beauty of the Norfolk countryside, the Broads, and the nearby coastline.

Sutton itself is steeped in charm, with picturesque landscapes, scenic walking and cycling trails, a 14th-century church, a welcoming local hotel, and the Sutton Staithe Boatyard, where visitors can hire boats or canoes to explore the peaceful waterways at leisure.

Set back from the road, the property is approached via a hardstanding and shingle driveway, offering ample off-road parking and leading to a garage and a generous outbuilding with electricity. To the side, a gate opens into the rear garden: a beautifully maintained outdoor space with a central lawn, mature flower beds, timber storage sheds, and uninterrupted views across the open fields beyond.

Inside, an enclosed porch opens into a welcoming hallway, giving access to all principal rooms. The light-filled lounge/dining room, complete with a cosy wood-burning stove, is an inviting space for year-round enjoyment. The property also features a well-equipped kitchen, a family bathroom, and three bedrooms, one with built-in storage and another with doors opening directly onto the garden, creating a seamless link between indoor and outdoor living.

Equally suited as a full-time residence or a peaceful countryside escape, Broads Haven enjoys excellent local amenities in the surrounding villages, including schools, independent shops, a superstore with petrol station, and reliable public transport links into the historic city of Norwich. Here, residents can take advantage of a wealth of retail outlets, restaurants, cafés, and cultural attractions, all within easy reach.



Detached



Bungalow



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band C



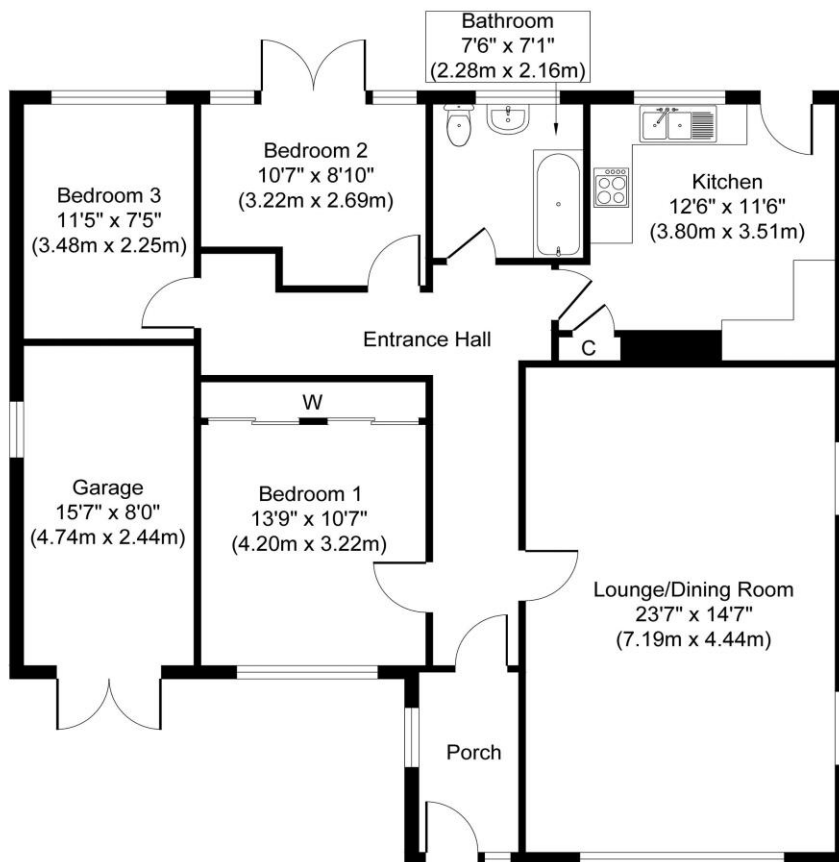
Off-Road  
Parking



Garage







**Approximate Floor Area**  
**1087 sq. ft**  
**(101.00 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 55 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 29 F    |           |
| 1-20  | G             |         |           |

**Stobart & Hurrell**

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







**STOBART  
& HURRELL**



**STOBART  
& HURRELL**  
MORTGAGES