

Aldreds
Estate Agents



Applegarth The Street, Sutton, NR12 9RF

£525,000





£525,000

Applegarth The Street

Sutton, NR12 9RF

- Hugely Spacious Detached Bungalow
- Three Receptions
- Double Garage
- Two Additional Timber Built Garages
- Delightful Broadland Location
- Three Bedrooms & Two Bathrooms
- Oil Fired Central Heating
- Spacious Driveway Parking
- Generous Plot of Approximately 0.5 Acre (Subject To Measured Survey)
- Early Internal Viewing Is Highly Recommended To Appreciate

Aldreds are delighted offer this spacious detached bungalow located well back from the road in the popular Broadland village location of Sutton. Situated in a plot of approximately 0.5 acre (subject to measured survey), the property offers generous gardens with adjoining double garage and two additional timber built garages with spacious driveway and lawned grounds. The accommodation offered includes an entrance hall, kitchen, utility, side lobby, lounge, sun room, dining room, three bedrooms and two bathrooms. The property offers uPVC sealed unit double glazed windows and oil fired central heating. Early internal viewing is highly recommended to appreciate this well positioned and nicely presented property.



Entrance Hall

Obscure glazed uPVC entrance door, radiator, power point, telephone point, loft access, doors leading off;

Kitchen 12'11" x 12'6" reducing to 10'2" (3.96m x 3.82m reducing to 3.11m)

Window to front aspect, tiled flooring, cupboard housing oil fired boiler for central heating and hot water, airing cupboard housing hot water cylinder with immersion heater, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob and stainless steel chimney style extractor, door giving access to;

Side Lobby 8'0" x 6'4" (2.44m x 1.94m)

Part glazed door to side with glazed side panel, tiled flooring, radiator, sliding glazed door to dining room, glazed door giving access to;

Utility Room 8'0" x 4'10" (2.45m x 1.48m)

Obscure glazed window to front aspect, tiled flooring, radiator, fitted base units with rolled edge work surface and tiled splash back, stainless steel sink drainer, power points, plumbing for washing machine, waste pipe preparation for WC if required.





Lounge 21'2" x 11'5" (6.47m x 3.49m)

Timber fireplace surround with multi fuel stove on a tiled hearth, radiator, power points, part glazed folding doors to dining room, open plan access to;

Sun Room 20'9" x 10'10" (6.33m x 3.32m)

A spacious and light room with windows to side and rear, sliding patio doors leading to rear garden, two radiators, wall lighting, power points, archway giving access to;

Dining Room 16'2" x 7'11" (4.93m x 2.42m)

Windows to side and rear aspects, radiator, power points.

Bedroom 1 13'5" x 13'0" (4.09m x 3.98m)

Window to rear aspect, radiator, power points.

Bedroom 2 11'5" x 10'11" (3.48m x 3.34m)

Window to rear aspect, radiator, power points.

Bedroom 3 9'2" x 7'10" (2.8m x 2.39m)

Window to front aspect, radiator, power points, built-in wardrobe.

Bathroom 7'10" x 7'3" (2.39m x 2.22m)

Front facing obscure glazed window, radiator, built-in cupboard, panelled bath with tiled surround and shower attachment over, pedestal hand wash basin with tiled splash back, low level w.c., ventilation.

Directions

From Aldreds Stalham Office, proceed along St Johns Road to the junction with Brumstead Road, turn right and continue to the 'T' junction by the High School. Turn right towards the mini roundabouts, take 1st exit left onto Yarmouth Road, continue along, passing the pond, into The Street, Sutton, passing the left hand turning into New Road, where the property can be found at the end of a shingled driveway, just past the old Methodist Chapel and one further house ,on the right hand side with our FOR SALE board displayed.



Side Hall/Dressing 9'4" x 5'5" (2.87m x 1.66m)

Radiator, door giving access via interconnecting door to garage, door to;

Bathroom

Front facing window, two radiators, low level w.c., panelled bath with tiled surround, pedestal hand wash basin, open fronted cupboard.

Garage 19'8" x 20'6" (6m x 6.25m)

A spacious double garage subdivided into two areas internally with two sets of front facing double doors, rear facing window and glazed French doors leading to rear garden, power and lighting.

Outside

The property is approached via a spacious shingled driveway opening into a large turning and parking area with space for a number of vehicles and ideal for boat/caravan/motorhome storage. There are well maintained lawned gardens to the front with access to either side of the driveway to two timber garages with oil storage tank and a paved patio area to the right hand side of the property with space for wood storage and timber garden shed. Access to the rear is via a pathway continuing to a large patio to the rear of the property. The rear garden is predominately laid to lawn with a variety of well stocked shrubbery and tree planting to borders, external lighting.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: E.

Energy Performance Certificate (EPC)

Rating: TBC

Location

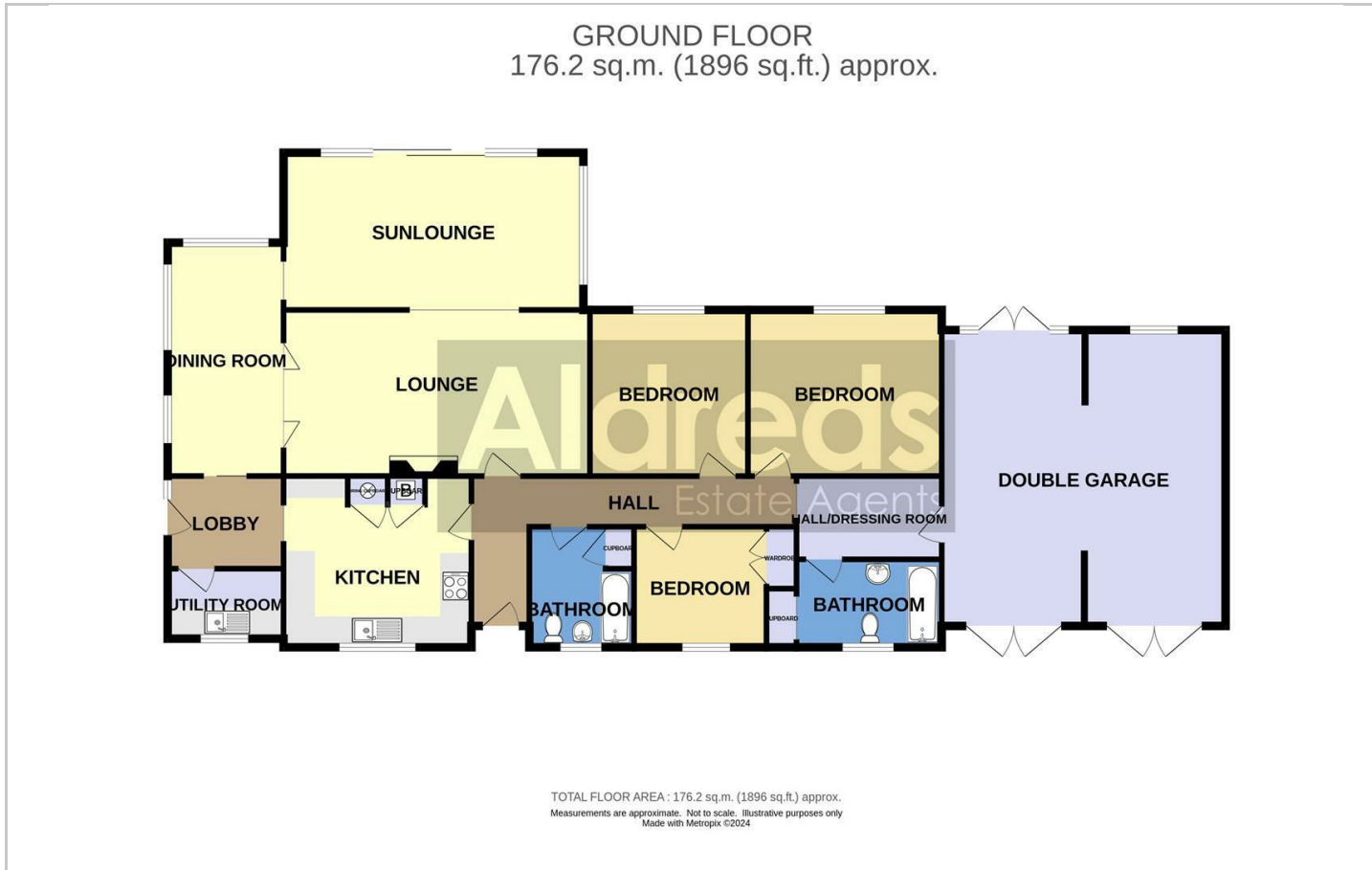
Sutton is a small Broadland Village situated in close proximity of Stalham. There is an attractive staithe on the upper reaches of the River Ant, a garden centre and a popular Public House. The adjoining Stalham is a small Broadland Town with its own facilities which include schools, a variety of High Street shops including a supermarket, food outlets, health centre, post office and library.

Reference

S9792/PJL



Floor Plans



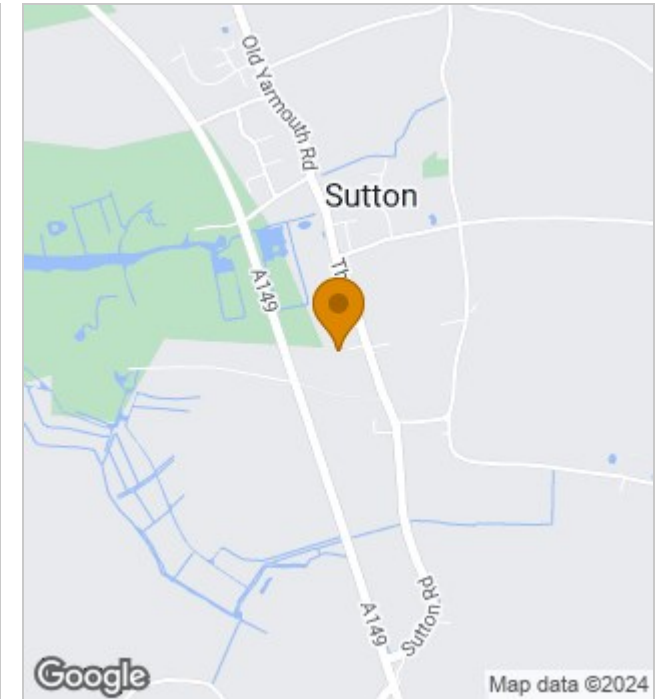
Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Location Map



Energy Performance Graph

