

Aldreds
Estate Agents



31 Hastings Way
Sutton, Norwich, NR12 9RQ

Guide Price £210,000-£220,000



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GUIDE PRICE £210,000 to £220,000. A beautifully presented and recently renovated, modern, three bedroom semi detached house sitting in the popular location. The ground floor offers an entrance hall, lounge with door on to garden and a recently installed kitchen/diner. On the first floor there is a landing, three bedrooms a modern bathroom. Double glazing and electric heating. The property also has gardens to front & rear and an onsite garage to the rear with parking area.

Entrance Hall

Stairs to landing, door to side

Lounge

16'4" x 10'11" (5 x 3.33)

Door to garden, double glazed window to rear aspect, electric heater

Kitchen/Diner

16'4" x 8'2" (5 x 2.5)

Base storage units with worktops over, two double glazed windows to front aspect, under stair cupboard, electric hob, electric oven, integrated dishwasher, sink with drainer, plumbing for washing machine

Landing

Storage cupboard, electric heater

Bedroom 1

16'4" x 8'2" (5 x 2.5)

Two double glazed windows to front aspect

Bedroom 2

8'11" x 7'11" (2.72 x 2.42)

Double glazed window to rear aspect

Bedroom 3

7'10" x 7'6" (2.4 x 2.3)

Double glazed window to rear aspect





Bathroom

6'6" x 5'6" (2 x 1.7)

P- shaped bath with shower over, hand basin, low level WC, opaque double glazed window to side aspect, towel rail

Outside

To the front there is a lawned garden with pathway to front door, shingle bed with bushes & shrubs. To the rear there is a lawned garden with timber shed, outside power points, patio, garage with up & over door and power & light with parking area

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

North Norfolk District Council. Band 'B'

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.

Directions

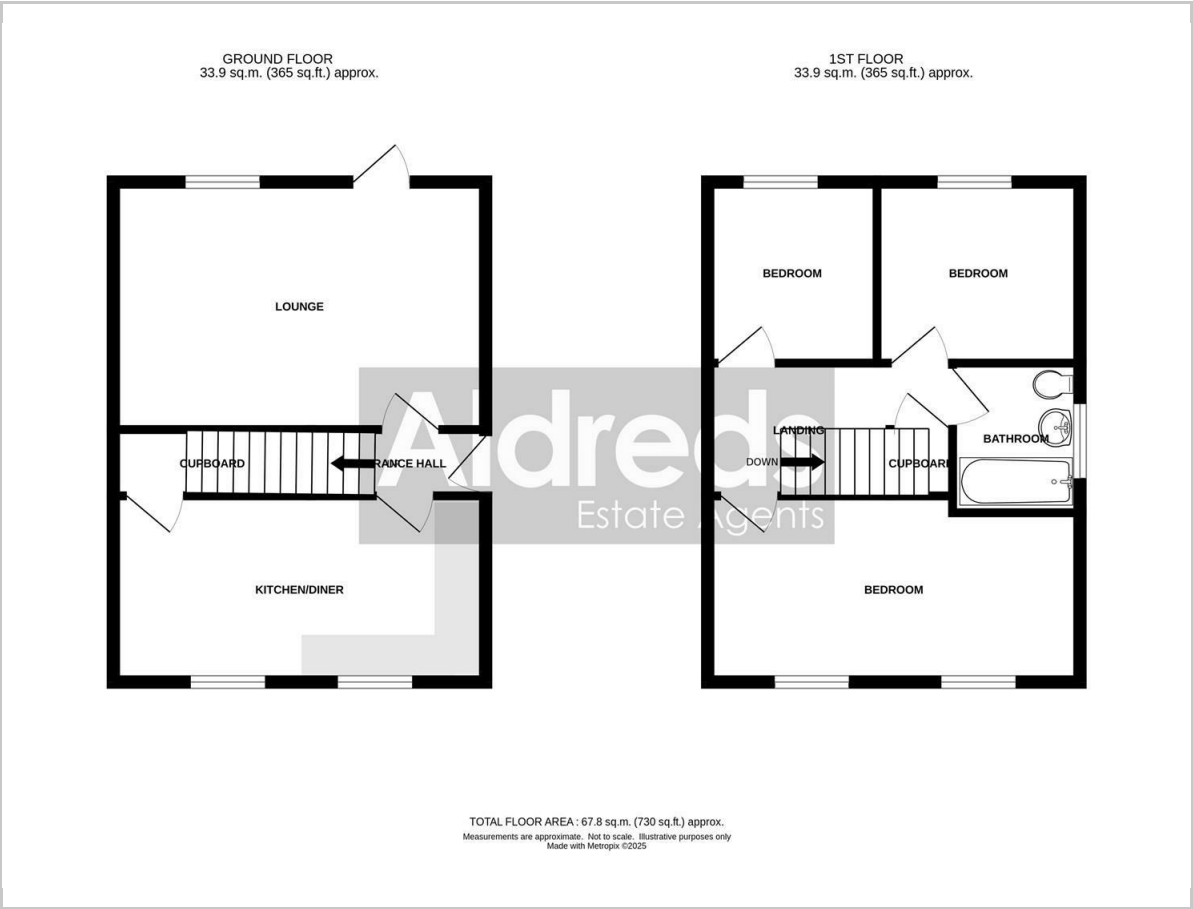
Head south out of Stalham and in to Sutton, turn right in to Neville Road, turn right in to Hastings Way

Reference

DC/S9982



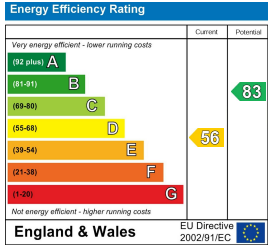
Floor Plan



Area Map



Energy Efficiency Graph



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.

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