



**Neville Road, Sutton Norwich NR12 9RR**

**welcome to**

**Neville Road, Sutton Norwich**

This 3 bedroom property is being offered for immediate viewings and would be a fantastic first home or investment!. 3 Bedrooms, a family bathroom, a living room, kitchen, garden, garage and parking. Call us to arrange a viewing.



### Exterior To The Front

To the front of the property there is a driveway and an entrance door to the side.

### Kitchen

16' 5" Max x 8' 3" Max ( 5.00m Max x 2.51m Max )  
The Kitchen which has been recently fitted has matching base and wall units with a worktop over. There is a sink and drainer, space and plumbing for a washing machine, dishwasher, tumble dryer and freestanding electric oven. There is space for a tall standing fridge and freezer, dining table and an under the stairs storage cupboard which is used as a pantry. There is tiled flooring, two windows to the front and ceiling lights.

### Living Room

16' 5" x 10' 10" ( 5.00m x 3.30m )  
There is laminate flooring, a window to the rear, a TV point, radiator, and a ceiling light.

### Upstairs Hallway

The hallway is carpeted and has a radiator, loft access and a cupboard for storage. There is also a loft ladder,

### Bedroom One

14' 8" Min x 8' 5" ( 4.47m Min x 2.57m )  
The main bedroom has carpeted flooring, windows to the front, a ceiling light as well as a radiator, TV point and space for a wardrobe. Please note, the measurements are up to the wardrobe.

### Bedroom Two

8' 11" x 8' ( 2.72m x 2.44m )  
There is carpeted flooring along with a window to the rear, a ceiling light, and a TV point,

### Bedroom Three

7' 11" x 7' 3" ( 2.41m x 2.21m )  
The third room has carpeted flooring, a radiator, window to the rear and a ceiling light.

### Bathroom

The family bathroom has vinyl flooring, a sink and toilet as well as tiled walls, a window to the side and a ceiling light.

### Rear Exterior

To the rear, there is a fenced in garden laid to lawn with a patio area. there are two separate lean to structures used for storage, one is to the side and one to the rear.

### Garage En Bloc

The garage has not been measured but has a up and over garage door.

### Parking Space

There is a parking space for this property alongside the garage en bloc, driveway and space in front of the garage.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Neville Road, Sutton Norwich

- Perfect family home
- Enclosed garden
- Garage, driveway and parking
- Village location
- Near to local amenities

Tenure: Freehold EPC Rating: D

**£225,000**



Please note the marker reflects the postcode not the actual property

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