



**Sutton Staithe Boat Yard Staithe Road, Sutton Norwich NR12  
9QS**



**welcome to**

**Sutton Staithe Boat Yard Staithe Road, Sutton Norwich**

One Bedroom upside down house! Ground floor bedroom with bathroom and storage along with a kitchen and living room, Courtyard Garden, and balcony.



## Description

**\*\*FANTASTIC OPPORTUNITY FOR A UNIQUE HOME\*\*** Give us a call to arrange a viewing on this wonderful one-bedroom property situated close to Sutton Staithe Boat Yard. The home has a kitchen and living room, bedroom and bathroom with a lovely courtyard garden, balcony and parking space. The property is closely situated to a lovely pub and hotel along with being a short walk or drive to Stalham Town and Norwich City.

## Entrance Hall

The entrance to the property is carpeted with storage cupboards, stairs to the first floor, bathroom, and bedroom.

## Bedroom

The bedroom has carpeted flooring, a storage cupboard, an electric radiator, a ceiling light, and double doors to the courtyard garden.

## Bathroom

The bathroom has tiled flooring, a sink and toilet, a bath with a shower over, a heated towel rail and a ceiling light.

## First Floor

The hallway and first floor are carpeted flooring and an electric radiator.

## Kitchen

The kitchen has matching base and wall units with worktop over, a sink and drainer, space for an electric oven, plumbing for a washing machine and dishwasher and a Velux window.

## Living Room

The living room has carpeted flooring, doors to the balcony, a tv point, a ceiling light, loft access and a fantastic view of the boat yard.

## Exterior

To the front, there is space and parking for one car.

To the rear there is a courtyard garden and a balcony on the first floor.



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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## **Sutton Staithe Boat Yard, Staithe Road, Sutton Norwich**

- One Bedroom Home or Holiday Let
- Well Situated
- Close Proximity to Stalham Boatyard and Town
- Quirky and Unique Home
- New Electric Radiators and Boiler

Tenure: Freehold EPC Rating: D

# £190,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWS108195 - 0002

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