



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



**welcome to**

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

One Bedroom 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, ground floor comprises bedroom and bathroom, stairs to the first floor.

## 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, extractor fan 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, electric oven, washing machine, 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 with storage unit 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**

- No onward chain
- Established holiday let or Perfect lock up and leave home
- New Electric Radiators and Boiler
- High Vaulted Ceilings
- Private courtyard garden and balcony
- Parking
- Close Proximity to Stalham Boatyard and Town
- New Electric Radiators Throughout and New Boiler

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWS108195 - 0009

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