

# **Broads Haven The Street, Sutton Norwich NR12 9RF**



## welcome to

## **Broads Haven The Street, Sutton Norwich**

Three Bedrooms, detached bungalow, a living room with wood burner, kitchen along with a family bathroom, large driveway, garage and garden with field views.













## Description

\*\*EXCELLENT FAMILY HOME\*\* Detached Bungalow in North Norfolk waterside hamlet of Sutton village, just moments away from the amenities of the nearby town of Stalham. Set back from the road, this charming detached three-bedroom bungalow offers the perfect blend of countryside tranquility and convenience with a living room and wood burner, kitchen, bedrooms and a family bathroom. There is a large driveway, garage and garden with field views. Whether as family home or an ideal place to escape to the country, Sutton benefits from its neighbouring villages where the local amenities include schools, high streets with various independent shops, superstore and petrol station as well as public transport links into Norwich city centre. Give us a call to get a viewing arranged!

## **Entrance Porch**

There is tiled flooring, a radiator, a window and a door to the property. There is plenty of space for coat and show storage.

## **Entrance Hall**

Leading to bedrooms, living room, bathroom and kitchen with loft access. There is a ladder to the loft and wooden flooring.

## **Living Room**

23' 7" x 14' 6" (7.19m x 4.42m ) The Living room has wood flooring, a window to the front and side, a radiator, and a mutli-fuel burner. There is space for a large dining table.

## Kitchen

12' 4" Max x 10' 11" Max ( 3.76m Max x 3.33m Max ) The kitchen has tiled flooring, matching base and wall units with worktop over, a sink and drainer, space and plumbing for a washing machine, dishwasher and tall fridge freezer, an integral electric oven with hob. There is a ceiling light, a window and an airing cupboard.

## **Bedroom One**

11' 8" x 10' 6" ( $3.56m \times 3.20m$ ) There is a window to the front, wood flooring, fitted wardrobes. a ceiling light and radiator. Please note, the measurements have been taken up to the

## **Bedroom Two**

wardrobes.

11' 4" x 7' 4" ( 3.45m x 2.24m ) Bedroom two has laminate flooring, a ceiling light, windows and door to the rear and a radiator.

# Bedroom 3 Bedroom 2 Kitchen Coutbuilding Garage Bedroom 1 Hall Living Room Floor Plan Outbuilding

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 misstalement. A party must rely upon is own inspection(5). Powered by www.tocalagent.com



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## **Bedroom Three**

10' 6" Max x 9' 6" Max ( 3.20m Max x 2.90m Max ) The third bedroom has laminate flooring, a window to rear, a ceiling light and a radiator. Please note, there is a small step down when you enter this bedroom.

## **Bathroom**

There is a window to the rear, tiled flooring, a large bath with shower over, a sink and toilet, tiled walls a heated towel rail and ceiling spotlights.

## Exterior

To the front, the property is set back from the road allowing privacy and ample parking. There is a gravel driveway leading to the garage, along with a large timber outbuilding with power and lighting. There is a nice area laid to lawn with planted trees and a wood store.

To the rear, there is an established garden which is laid to lawn, planting areas, and a fantastic, undisturbed field views. There is access to the front on both sides of the property.

## Garage

The Garage has lighting and electrics in.



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## **Broads Haven The Street, Sutton Norwich**

- Spacious Detached Bungalow
- Ample Parking and Garage
- Spacious Living Room with Wood Burner
- Large Family Bathroom
- Established Garden with Field Views

Tenure: Freehold EPC Rating: Awaited

guide price £450,000





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postcode not the actual property

The Property Ombudsman

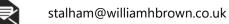
Property Ref: NWS103276 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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