



**Hastings Way, Sutton, Norwich, NR12 9RQ**

**welcome to**

## **Hastings Way, Sutton, Norwich**

This well-presented 3 bedroom end-terraced house with garage en bloc and two allocated parking spaces is located in the popular Norfolk village of Sutton within easy commuting distance of Stalham, Wroxham and the Norfolk Broads and would make an ideal first time buy or family home!



## Description

Situated within a short commuting distance of Stalham and Wroxham, this end terraced house would make an ideal first time buy or family home. The property offers accommodation comprising entrance porch, lounge, kitchen and garden room on the ground floor. On the first floor, you will find three bedrooms off landing and a family bathroom. Externally, the property boasts a garage en bloc, two allocated parking spaces and a low maintenance rear garden. Call now to avoid disappointment!

## Entrance Porch

Entrance door, storage space, ceiling lights and carpeted flooring

## Lounge / Diner

24' x 12' 6" max (7.32m x 3.81m max)  
Double glazed window to front aspect, electric radiator, TV point and carpeted flooring

## Kitchen

10' 1" x 7' 9" (3.07m x 2.36m)

Fitted kitchen with range of wall and base units with work surfaces over, sink drainer, pantry cupboard, double glazed window to rear aspect, plumbing for dishwasher and vinyl flooring

## Garden Room

9' 7" x 7' 9" (2.92m x 2.36m)

UPVC windows and doors with vinyl flooring

## First Floor Landing

Loft access to a partially boarded and fully insulated loft space with pull down ladder and carpeted flooring

## Bedroom One

10' 3" to fitted wardrobe x 8' 9" (3.12m to fitted wardrobe x 2.67m)

Double glazed window, fitted wardrobe and carpeted flooring

## Bedroom Two

12' 2" x 8' 9" (3.71m x 2.67m)

Double glazed window and carpeted flooring

## Bedroom Three

6' 8" x 6' 7" min (2.03m x 2.01m min)

Double glazed window and carpeted flooring

## Family Bathroom

Suite comprising bath with shower over, wash hand basin, WC, electric towel rail, double glazed window and vinyl flooring

## Exterior

At the rear of the property is a low maintenance garden laid to lawn with patio and enclosed by fencing. The property further benefits from a garage en bloc and two allocated parking spaces.



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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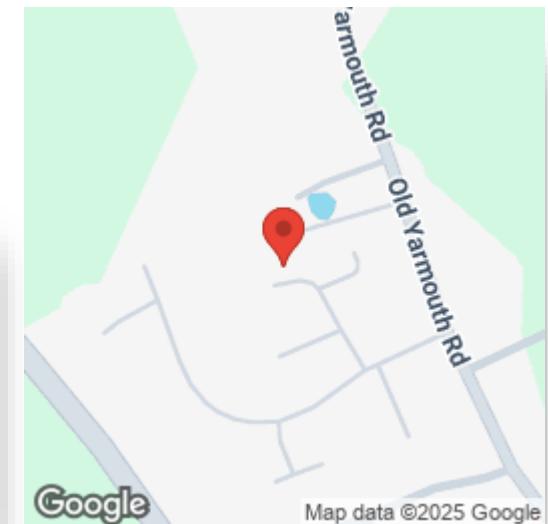
## Hastings Way, Sutton, Norwich

- Garage En Bloc and Two Allocated Parking Spaces
- Ideal First Time Buy or Family Home
- Commutable to Stalham, Wroxham and Norfolk Broads
- Garden Room
- End Terraced House

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£195,000**



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Please note the marker reflects the postcode not the actual property

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