



## SUSTEAD

NORWICH, NR11 8RU

£535,000  
FREEHOLD

Tucked away in the heart of the village is this superb and spacious 4/5 bed modern brick and flint detached property. It has had a complete renovation and has been extended to give a lovely open-plan feel about it. With gardens that back onto fields, if you want peace and quiet, this is for you!

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# SUSTEAD

- Open plan living • 4/5 bedrooms • 3 en-suites • Very quiet location • No upward chain • Extended and modernized throughout

## OVERVIEW

Crow Cottage was built in the 1990's as a brick and flint 4/5 bed detached house sitting on a spacious plot. The property has recently had a comprehensive upgrade in every area and has also been extended to give more living space. In the heart of the property, the living areas have been transformed into beautiful open plan areas which includes the kitchen/dining room and lounge. If you love to entertain guests, this property is ideal! Further upgrades include two en-suites, a study ideal for working from home and quiet gardens overlooking farmland.

## FIRST IMPRESSIONS

A shingled driveway leads to the property. The front of the house is brick and flint. Two pathways to each side of the property lead to the rear garden. There is enough parking space for 3 average size cars and a turning area to one side. Bordering the parking area are flower and shrub beds. A storm porch covers the main front entrance.

## HALLWAY

The hallway has beautiful pamment flooring. Carpeted stairs rise too the first floor landing. There is useful storage space under the stairs. Oak doors open to the lounge, the study/bedroom 5, the kitchen-dining room and the WC. Wall mounted radiator.

## STUDY/BEDROOM 5

Double glazed window to the front aspect with new carpets and a radiator.

## LOUNGE

The lounge has double glazed windows to the front and side aspects and newly laid carpeted flooring. Central to this room is a stunning exposed inglenook fireplace, ideal for either an open fire or a solid fuel stove/wood burner. A wide arch leads into the kitchen-dining room. Radiators and TV point.

## KITCHEN-DINING ROOM

This room is open plan and is ideal for entertaining guests and families. Double glazed windows to the rear and side aspects with views to the garden and fields beyond. A double glazed door opens to the side footpath. The open layout will enable you to have a dining area and a seating area within the kitchen. Double glazed patio doors open to the patio and rear garden. A skylight allows more light to pour in. The kitchen layout is also ideal for those who love to cook! There are a range of base and wall units with soft close doors and drawers with solid timber varnished worktops over. Integral appliances include brand new Bosch ceramic four ring hob with a Bosch stainless steel extractor and downlight over, a Bosch electric double oven and grill, dishwasher, fridge and freezer. Central to the kitchen area is an island with cupboards and drawers with a quartz worktop. Additional features include under floor heating and fitted USB charging points.

## WC

Dual flush WC and wash hand basin. The water storage



tank sits in an enclosed cupboard with sliding doors. Under floor heating and space for washing machine.

#### FIRST FLOOR LANDING

The landing has double glazed windows to the front aspect. Oak doors open to the four bedrooms, the family bathroom and a storage cupboard. Newly laid carpeted flooring, loft access hatch and radiators.

#### MASTER BEDROOM & EN-SUITE

Double glazed to the side aspect with garden and field views. New carpet flooring and radiator. The en-suite has a double glazed window to the rear aspect overlooking the garden and neighboring fields. Four piece suite includes a bath, quadrant shower cubicle with rainfall head and flexi-head, dual flush WC and vanity unit wash hand basin. Radiator, extractor fan and porcelain tiles.

#### 2ND BEDROOM & EN-SUITE

Double glazed twin opening windows to the side aspect with new carpets, radiator and TV point. Oak door to the en-suite.

The en-suite has a Velux window. Quadrant shower with rainfall and flexi-heads, dual-flush WC and a vanity wash hand basin. Extractor fan and porcelain tiled.

#### BEDROOM 3

Double glazed window to the front aspect with new carpets and radiator.

#### BEDROOM 4

Double glazed window to the side aspect with new carpets flooring and radiator.

#### FAMILY BATHROOM

Velux skylight and tiled flooring. Bath and dual-flush WC and vanity wash hand basin, radiator. Wall mounted LED downlights and extractor fan.

#### REAR GARDEN

Adjacent to the rear of the house is a lovely patio area with Indian Limestone. A dwarf wall divides the patio area from the main lawn. At the end of the garden are views over farmland.

#### AGENTS NOTE

Neighbouring the property, there is a plot which is currently being developed with a four bed detached new build and will also be for sale. Please contact Henleys for details.

#### SERVICES

Oil fired central heating.

Brand new Klargestor drainage system located in the back garden.

#### BROADBAND

The village is served with ultra high speed fibre optic broadband.

## CROW COTTAGE SUSTEAD





Approximate total area<sup>(1)</sup>

1818.16 ft<sup>2</sup>  
168.91 m<sup>2</sup>

Reduced headroom

28.73 ft<sup>2</sup>  
2.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements