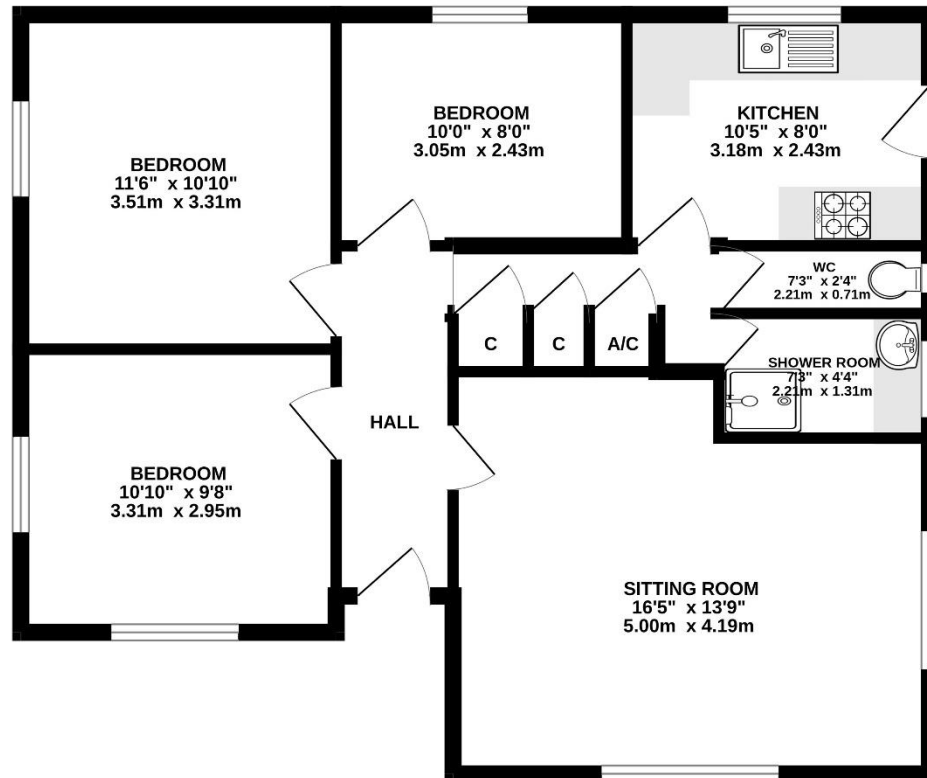


Laxfield Road, Sutton
OIEO £300,000 Freehold



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104** **rightmove** **zoopla** **nTheMarket.com**

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



- Attractive Detached Bungalow
- Entrance Hall With Storage
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Lounge With Feature Fireplace
- Shower Room
- Generous Coner Plot
- Driveway With Ample Parking
- Offered With No Onward Chain
- EPC Rating Tbc /Council Tac Band C

Description

An attractive three bedroom detached bungalow located in the popular village of Sutton just adjacent to Stalham.

Occupying a generous corner plot, this lovely bungalow is also offered with no onward chain. The accommodation comprises; entrance hall, with two storage cupboards, an airing cupboard and doors which lead to all principal rooms. The sitting room is located to the front of the home and benefits from a feature fireplace and dual aspect windows. Located to the rear, the kitchen is also a good size and is fitted with a range of units and benefits from views over the rear garden.

All three bedrooms are well proportioned and there is a separate shower room and WC.

Outside

To the outside there is a driveway to the front aspect which provides ample off road parking and leads to the single garage. There is also a lawn garden to the front which extends to the side and is enclosed by low level fencing.

To the rear, there is an attractive lawn garden with a range of mature flower and shrub borders with an array of useful outbuildings.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Calor Gas Tank and Electricity are connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Tenure

Freehold

Directions

From the A149 turn into Moor Road and turn right into Laxfield Road where the property can be found on the left hand side indicated by our For Sale Board.

