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Forest House, Firs Lane, Sutton, Norfolk, NR12 9RG

Forest House is a beautiful detached residence, occupying a generous plot within the delightful North Norfolk village of Sutton. Peacefully positioned close to the Norfolk Broads and within easy reach of the coast, the property enjoys a wonderful balance of rural living and everyday convenience. The village itself offers a public house, hotel, infant school and garden centre, with further amenities available in the surrounding villages and market towns.

Approached from the rear via a gravel driveway, the property provides ample off-road parking together with access to a double garage, aviary, double carport with adjoining workshop and a separate storeroom, offering an excellent range of practical and versatile outbuildings.

The beautifully maintained grounds are predominantly laid to lawn and complemented by mature trees, established borders and extensive planting. A paved terrace provides an ideal setting for alfresco dining and entertaining, while a productive vegetable plot and the surrounding gardens create a peaceful and private outdoor retreat.





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- DETACHED FAMILY HOME
- PLOT EXCEEDING 1 ACRE
- CLOSE TO LOCAL AMENITIES

- OVER 3,000 FT OF LIVING SPACE
- SIX BEDROOMS, THREE BATHROOMS
- GOOD PRESENTATION THROUGHOUT

- VERSATILE & SPACIOUS ACCOMMODATION
- EASY ACCESS TO NORFOLK COASTLINE & BROAD
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE & OUTBUILDINGS

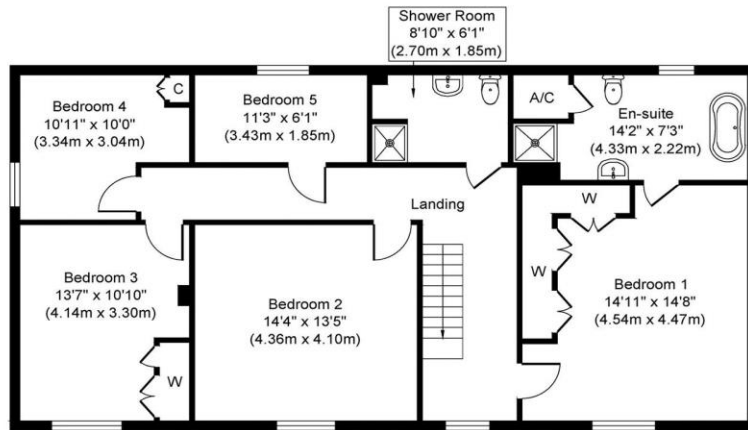
Extending to more than 3,000 sq ft and arranged over two floors, Forest House offers generous and versatile accommodation, well suited to family life and with the flexibility to accommodate multi-generational living or a variety of other arrangements, subject to any necessary consents. The ground floor provides an excellent range of living space, centred around a spacious open-plan kitchen and dining room, creating a natural hub for everyday family life and entertaining. A ground-floor bedroom with en-suite and adjoining garden room offers valuable flexibility, while a separate utility room adds further practicality. To the first floor are five additional bedrooms, three of which benefit from built-in storage. The principal bedroom enjoys an en-suite bathroom with both bath and shower, while a separate shower room serves the remaining accommodation.

The surrounding area provides an excellent choice of schools, independent shops, supermarkets and everyday amenities, with the Norfolk Broads and North Norfolk coastline both within easy reach. The historic city of Norwich is also readily accessible, offering an extensive range of shopping, restaurants, cafés, cultural attractions and mainline rail connections.

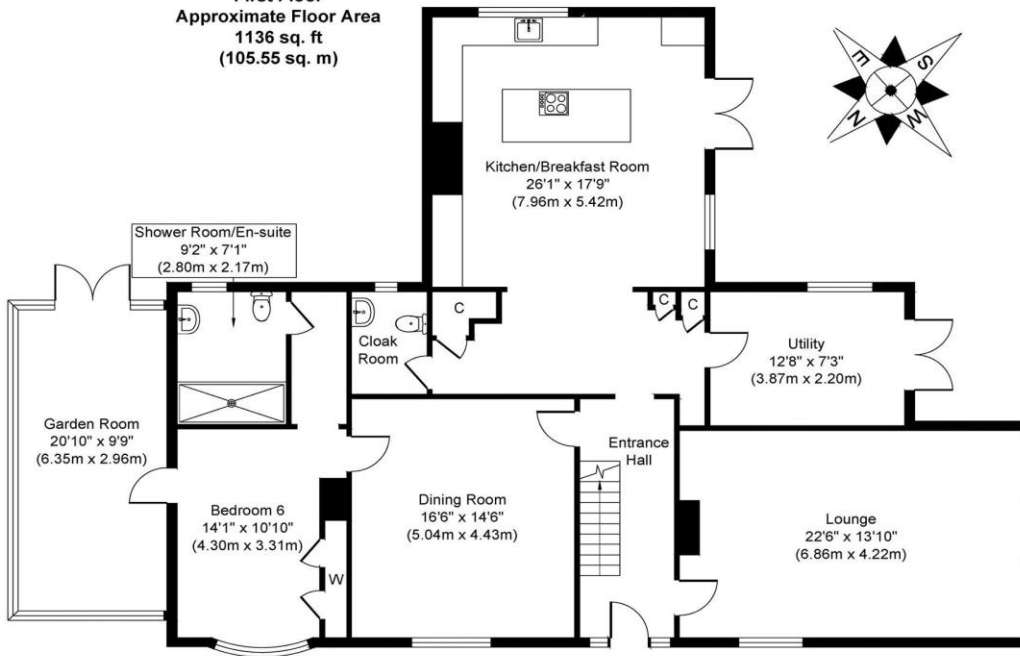




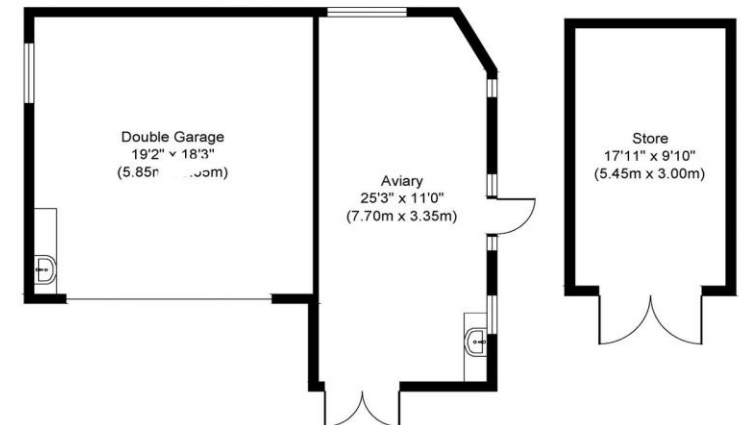
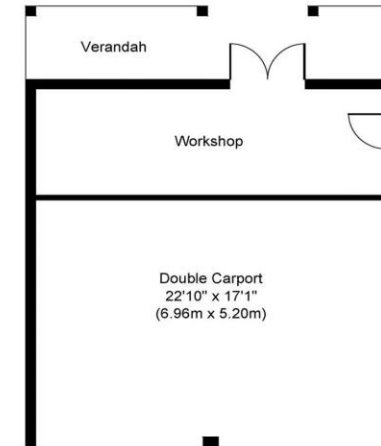
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First Floor
Approximate Floor Area
1136 sq. ft
(105.55 sq. m)



Ground Floor
Approximate Floor Area
1802 sq. ft
(167.39 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		





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Stobart & Hurrell

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