



**Goose Lane, Sutton, Norwich, NR12 9SE**



*welcome to*

## **Goose Lane, Sutton, Norwich**

This ex-local, semi-detached property in the peaceful village of Sutton includes 3 bedrooms, a combined living/dining area and a large rear garden. The front drive can accommodate multiple vehicles, including caravans and tractors, as shown in the photos!



## Description

This 3-bedroom, semi-detached property in Sutton offers a fantastic opportunity for buyers looking for a home they can put their stamp on. The property has many appealing features which would suit family living, such as a large drive with ample parking and a large rear garden, 3 upstairs bedrooms, a large lounge & dining area, kitchen and modern-style bathroom. There are multiple working fireplaces on both levels, retaining the original character of the property. The garden buildings will be useful for those with similar vehicle-based hobbies such as the current owners.

## Entrance Porch

uPVC front door, concrete flooring. Currently used as storage area as current owners use rear kitchen door for access.

## Lounge/Dining Room

Plywood flooring with radiator and uPVC double glazed window to front aspect. Fireplace with open fire. Archway leading through to the dining area with continued plywood flooring, understairs storage cupboard which is currently in use as a pantry with the boiler housed in there also. Second fireplace with working wood burner. uPVC french style patio doors leading out to rear garden. Internal door leading to

## Kitchen

Tiled flooring with a range of base and wall units, integral oven and electric hob with glass splashback panel and extractor hood above. Tile splashback surrounding units. Space and plumbing for a washing machine and dishwasher. 1.5 composite sink and drainer. Tiled window sill with uPVC double glazed window to side. PVC door to side. Radiator. Door to

## Bathroom

Tiled floor and most of the walls. W/C and ceramic washbasin with built in vanity cupboard below for storage. Towel radiator and electric fan heater. Towel rail. uPVC double glazed frosted window to rear. Shower cubicle with extractor fan above.

## Landing

Exposed wooden floorboards leading up the stairs to the landing. With Fuse box housed at the bottom of the stairs. uPVC double glazed window to the side with tiled window sill. Loft Hatch.

## Bedroom 1

Carpeted flooring, radiator and uPVC double glazed window to rear aspect. Two built in single wardrobe/storage cupboards and an airing cupboard with water tank. Working fireplace with open fire.

## Bedroom 2

Carpeted flooring with radiator and uPVC double glazed window to the front aspect. Built in cupboard and open fire place.

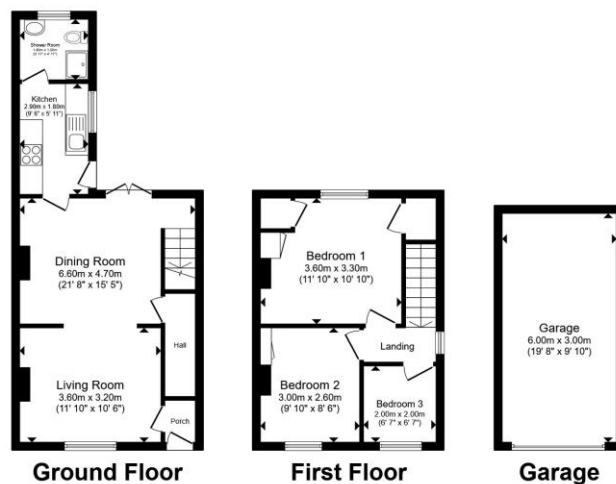
## Bedroom 3

Carpeted flooring with uPVC double glazed window to front aspect. Radiator.

## Exterior

To the front of the property there are field views and a large shingle driveway with ample parking for vehicles. Access via a 5-bar gate allows for further parking and entrance to the rear garden.

To the rear there is a large garden which is mainly laid to lawn with a small concrete patio area by the kitchen door and a concrete hard standing leading to a detached garage for storage. There is also an old coal store in the garden and the properties oil tank. Further down the garden is a large metal storage space that is currently used to house the current owners tractor collection. The rear garden continues beyond this and had a greenhouse at the bottom. The garden is fully enclosed with tall hedging to one side and chicken wire fence to the other.



Total floor area 85.3 m<sup>2</sup> (918 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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## **Goose Lane, Sutton, Norwich**

- 3 Bed Semi- Detached House
- Large Rear Garden
- Driveway with Ample Parking
- Quiet Location
- Field Views to the Front
- Wood Burner & Open Fire Places on Both Floors

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in the region of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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