



9 Mill Cottages Mill Road, Sutton

Norwich



Minors & Brady

9 Mill Cottages Mill Road

Sutton, Norwich

Enjoying far-reaching field views and a peaceful village setting, this charming mid-terrace cottage offers character and comfort in equal measure. The light-filled lounge creates a welcoming first impression, with a fireplace adding to its homely feel, and flows into a generous kitchen/diner fitted with neatly arranged units and space for everyday dining. Upstairs, two well-proportioned bedrooms are accompanied by a family bathroom, while outside, an exceptionally generous enclosed rear garden with versatile outbuildings is complemented by a generous front garden laid to lawn. Two allocated off-road parking spaces add practicality, and the location places you close to the River Ant, the Norfolk Broads, scenic countryside walks, North Norfolk beaches, and within easy reach of Norwich city centre.

Location

Mill Cottages is located along Mill Road in the charming village of Sutton, a short distance from the River Ant and the Norfolk Broads, making it an excellent base for enjoying boating, fishing, and scenic riverside walks. The village offers everyday amenities including a local shop, pub, and garden centre, while the nearby town of Stalham provides supermarkets, schools, and additional services. The surrounding area is rich with countryside and wildlife, with the North Norfolk coastline and popular beaches such as Sea Palling and Happisburgh only a short drive away, and Norwich city centre within easy reach for a wider range of shopping, dining, and cultural attractions. Regular bus services and good road links make it convenient to access neighbouring villages and towns.



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Mill Road, Sutton

Situated along Mill Road in the charming village of Sutton, this mid-terrace character home offers a warm and inviting feel from the moment you step inside. The light-filled lounge sets the scene, with its charming character fireplace creating a natural focal point and soft carpet flooring underfoot, adding a sense of comfort. The generous proportions make it an ideal space for relaxed evenings or gathering with friends and family.

From here, the home flows into a neatly fitted kitchen designed with both style and practicality in mind. Smart units are complemented by wood-effect worktops and a modern tiled splashback, while tiled flooring offers durability. Plumbing is in place for a washing machine, and the layout makes everyday living effortless. The kitchen leads to a rear lobby, providing direct access to the garden and to the family bathroom. The bathroom is fresh and bright, fitted with a panelled bath and shower over, tiled flooring, partially tiled walls, and a good flow of natural light.

Upstairs, two well-proportioned bedrooms await. The master bedroom is a generous double, perfectly positioned to take in far-reaching field views, and includes a built-in storage cupboard. The second bedroom is equally welcoming, with both rooms enjoying carpet flooring and plenty of light from their windows. Double glazing throughout ensures the home remains comfortable in every season.



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The outdoor spaces are a standout feature. To the rear, a particularly generous enclosed garden provides ample scope for enjoyment, framed by mature planting and open field views to the side. Several versatile outbuildings offer options for storage, hobbies, or even a creative workspace, while a patio seating area is well placed for making the most of sunny days. The front garden is also a good size, laid mainly to lawn and accessed via a gated entrance that gives the property a pleasant and open approach.

Practicality comes in the form of two allocated off-road parking spaces on a shared driveway.

Agents notes

We understand that the property will be sold freehold, connected to main services water and electricity.

Drainage: septic tank

Heating system- Radiators and back boiler

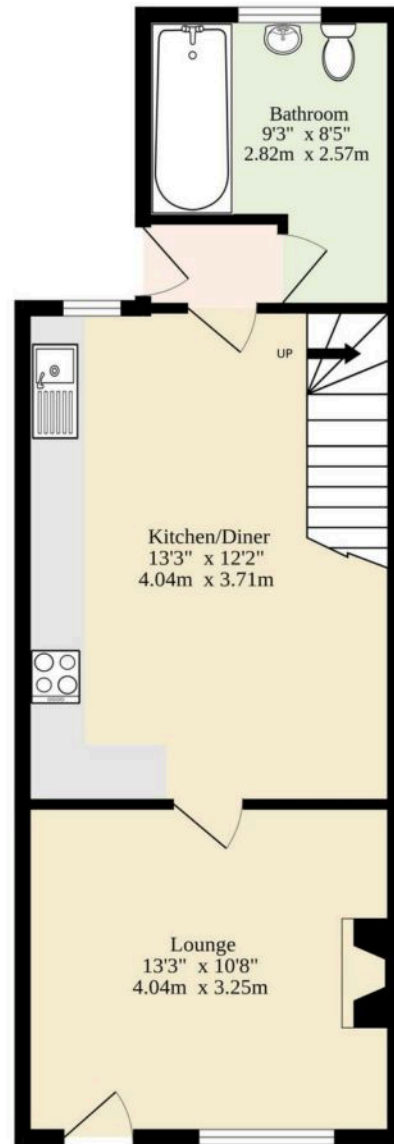
Council Tax Band- A

Section 21 notice issued to regain possession under the current tenancy regulations

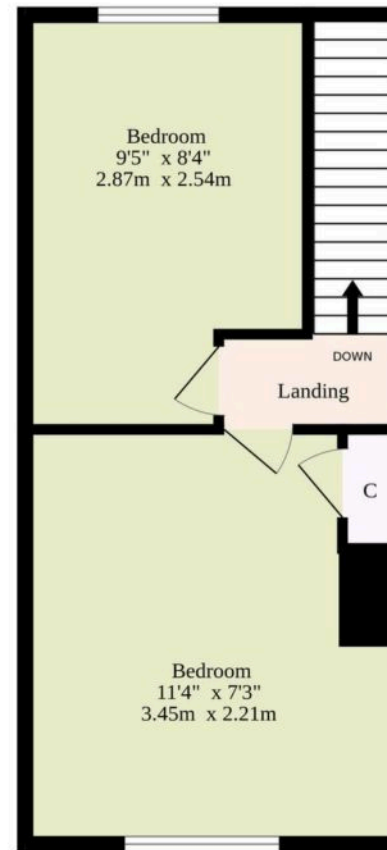


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Ground Floor
535 sq.ft. (49.7 sq.m.) approx.



1st Floor
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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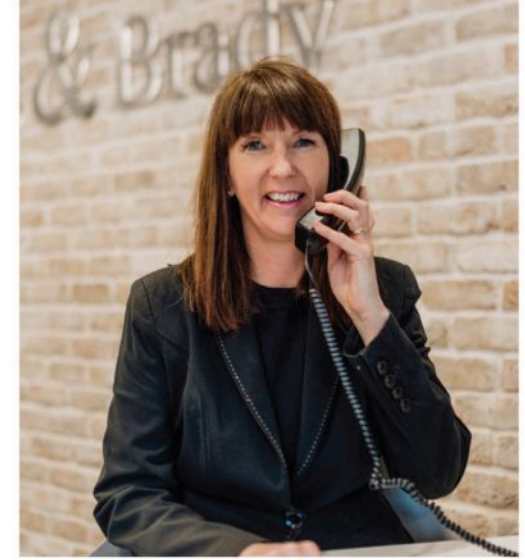
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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