



Holly House, The Street, Sutton, Norwich, NR12 9RF

welcome to

Holly House, The Street, Sutton, Norwich

A stunning, flint-faced detached house situated in the peaceful village of Sutton. Oozing in character, each room feels cosy, warm and a pleasure to be in. Includes a recently updated boiler and oil tank.



Description

This three double bedroom character property sits nestled off the main road in Sutton. Each room feels luxurious and spacious. Exposed brick, flint and timber work is seen throughout the property, traditional tiled flooring runs through the ground floor and into the traditionally styled kitchen and dining area. The three bedrooms are large and the main bedroom includes an en-suite. The living room features a large brick fireplace and patio doors that lead out into the rear garden. A utility room connects to the kitchen and has access into the garage. The front drive is private and shingled, accommodating multiple vehicles. The rear garden is fully enclosed, consisting of a patio/decking area, lawn and mature trees.

Entrance Hall

Decorative wooden painted doors with stained glass windows welcome you into a spacious entrance hall with tiled flooring, radiator and understairs cupboard for storage. Doors leading off to:

Cloakroom

With tiled flooring, radiator, WC and ceramic wash basin, extractor fan and uPVC double glazed window to the rear aspect.

Living Room

A spacious room with wood effect laminate flooring, x 2 radiators. uPVC double glazed windows to front and two to the side. Wooden double doors to the rear aspect. There is a large decorative beam and a brick built, inglenook style fireplace with working wood burner.

Reception Room

With carpeted flooring, radiator and uPVC double glazed window to front aspect. Currently used as a formal dining room but could serve as a 4th bedroom.

Kitchen/Breakfast Room

With tiled floor and tiled splashback surrounding the units. A range of base and wall units with integral oven and hob with extractor hood above, plumbing for washing machine and space for a fridge freezer, ceramic butler style 1.5 sink and drainer & kitchen island unit in centre. Spotlight lighting, radiator, x 2 uPVC double glazed window to the rear aspect. Wooden double doors to the side leading out to the garden. Internal door leading to:

Utility

Tiled flooring with uPVC double glazed window to the rear aspect. range of base units with butler style ceramic sink, space and plumbing for washing machine and tumble dryer, radiator and fuse board. Door to;

Garage

With up and over door to the front for vehicular access and personal door to the side. The garage has power & light.

First Floor Landing

Carpeted throughout with radiator, loft hatch, uPVC double glazed window to the front and a double airing cupboard for storage.

Bedroom One

Carpeted flooring, uPVC double glazed, double aspect windows to front & side. Built-in wardrobe with double doors & radiator.

En-Suite

Vinyl flooring with WC and ceramic wash basin, shower cubicle with power shower, extractor fan, spotlights, radiator and uPVC double glazed frosted window to the side and rear.

Bedroom Two

Carpeted flooring, radiator & uPVC double glazed window to rear aspect.

Bedroom Three

Carpeted flooring with radiator and uPVC double glazed window to the front aspect.

Bathroom

Laminate flooring with tiled walls surrounding, radiator and frosted uPVC double glazed window to the rear aspect. Bathroom suite comprises, WC, ceramic wash basin and walk-in shower with power shower and extractor fan.

Exterior

To the front of the property is a shingled driveway space with ample parking and entrance to garage. the property is brick and flint fronted with decorative double doors and a side access gate to the rear garden.

To the rear, the garden is fully enclosed and landscaped with a tiled patio area on a split level. Shallow steps lead to a lawned area. The garden is bordered with flower beds with shrubs and trees planted around. There is also a wooden decking area off of the main patio. Timber build shed/summer house is located in the far corner.



view this property online williamhbrown.co.uk/Property/NWS108612



welcome to

Holly House, The Street, Sutton, Norwich

- 3 Double Bedrooms
- Character Features
- New Boiler & Oil Tank
- Exposed Brick & Beams
- Inglenook Style Fireplace with Wood Burner
- Detached Brick & Flint Style Property
- Driveway Parking & Garage
- Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£445,000

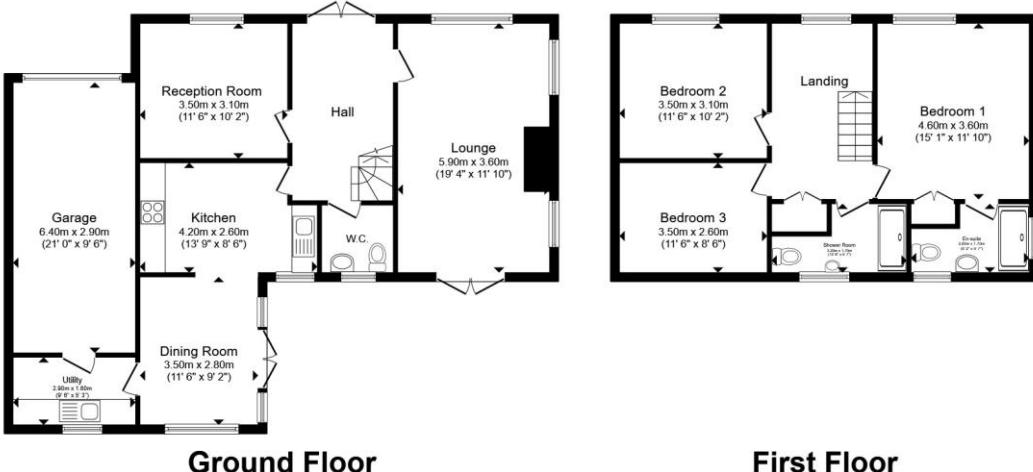


view this property online williamhbrown.co.uk/Property/NWS108612

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
NWS108612 - 0003



Ground Floor

First Floor

Total floor area 148.8 m² (1,602 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



Map data ©2026 Google

Please note the marker reflects the postcode not the actual property



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk