



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.



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.

Agents Note

Agents Note: The seller is in the process of removing bamboo shrubs from the garden which have spread to a neighbouring property. Please enquire with the branch for an update.



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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

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108612 - 0006

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