



Maple Barn, Hickling Road, Sutton, Norwich, NR12 9SH

welcome to

Maple Barn, Hickling Road, Sutton, Norwich

An idyllic barn conversion in the peaceful village of Sutton. Exposed timber and brickwork fill the rooms. A real sense of comfort and warmth is felt throughout the property, leading out onto a private courtyard garden to enjoy those long summer nights.



Description

This beautifully decorated character property is perfect for those looking for the quiet life in rural Norfolk. It has been renovated to a high standard, including double glazing units and central heating, and the rooms flow effortlessly throughout the property, and the original barn features, such as exposed beams and brickwork, are visible in most rooms. Two double bedrooms and a bathroom accommodate the upper floor, with rural views filling the windows. This character property must be seen to be fully appreciated. Book a viewing now to secure your dream home.

Kitchen/Breakfast Room

Double glazed uPVC double doors open into a bright and airy open plan kitchen space with wood effect, laminate flooring and areas of exposed brick work on the walls. With spotlight lighting. A range of base and wall units with wooden counter tops and tile back splash. Integral fridge/freezer, electric hob with oven below. A ceramic butler style sink and plumbing for a dishwasher or washing machine. There is a decorative built in shelving area to the side. Used currently for glasses and books. The staircase to the upper floor is also located in this room.

Lounge

With wood effect laminate flooring, uPVC double glazed double doors with windows to the rear aspect leading out to the courtyard garden area. Radiator, exposed brick walls and spotlights. Understairs cupboard for storage purposes with electrical fuse box housed inside.

First Floor Landing

With carpeted flooring, uPVC double glazed window to the front aspect, radiator, loft hatch and built in storage cupboard. Exposed beams. Doors leading to

Bedroom One

With carpeted flooring, exposed brickwork and beams to the walls with a slightly vaulted ceiling. Double glazed windows to the front aspect. Radiator.

Bedroom Two

With carpeted flooring, Radiator. Double glazed windows to the rear aspect. Slight vaulted ceiling with wooden beams. Areas of exposed brickwork on the walls surrounding.

Bathroom

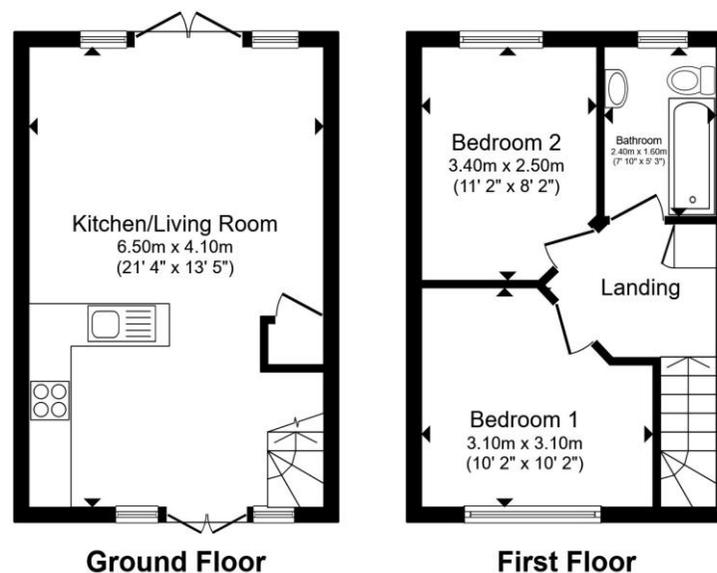
With tiled flooring and part tiled walls surrounding alongside areas of exposed brickwork and plaster. Vaulted ceiling with wooden beams and velux style window above. Double glazed frosted window to the rear aspect. Bath with shower head connected to taps. Towel radiator, extractor fan. W/C and ceramic wash basin with wooden painted vanity cupboard for storage below.

Exterior

The property is accessed via a shared shingle driveway with 2 allocated parking spaces within the complex. A shingle pathway leads to the front entrance of the property. Either side of the pathway there is a small section of lawned area. To the rear of the property is a courtyard garden area. Paved and enclosed with a brick wall and fence panels along one side. The garden is bordered with flower beds and a range of shrubs are planted around in these. The boiler is located outside in the garden.

Agent's Note

The property forms part of a small barn development and benefits from shared access and private drainage arrangements with neighbouring properties. Following the recent addition of two further dwellings to the wider site, the estate documentation across the wider development is not yet fully aligned. The sellers confirm that the additional properties are currently contributing towards the shared service costs. Further information is available on request.



Total floor area 54.6 m² (587 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



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welcome to

Maple Barn, Hickling Road, Sutton, Norwich

- NO ONWARD CHAIN!
- Barn Conversion with Some Original Features
- Walled Courtyard Garden
- Oil Fired Central Heating
- Open Plan Living Area & 2 Bedrooms
- Option to Be Sold with Furniture Included for Turn Key Investment
- Currently Used as Successful Holiday Let
- Ideal Second Home or Main Residence

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: Deleted

£299,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS108641 - 0003

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william h brown



01692 581034



stalham@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)