



5 LAXFIELD ROAD
SUTTON. NR12 9QP

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A spacious detached 3 bedroom bungalow with detached studio on a popular residential road with no forward chain.

Stalham Staithe 0.7 mile | Stalham 1 mile | North Walsham 9.5 Miles | Norwich 16.2 Miles
(All distances approximate)

The property comprises a spacious and versatile detached bungalow set back from the road with area of lawn to the front and a substantial driveway to one side. It is neutrally decorated throughout and offers a blank canvas to personalise and adapt the accommodation to suit a variety of needs.





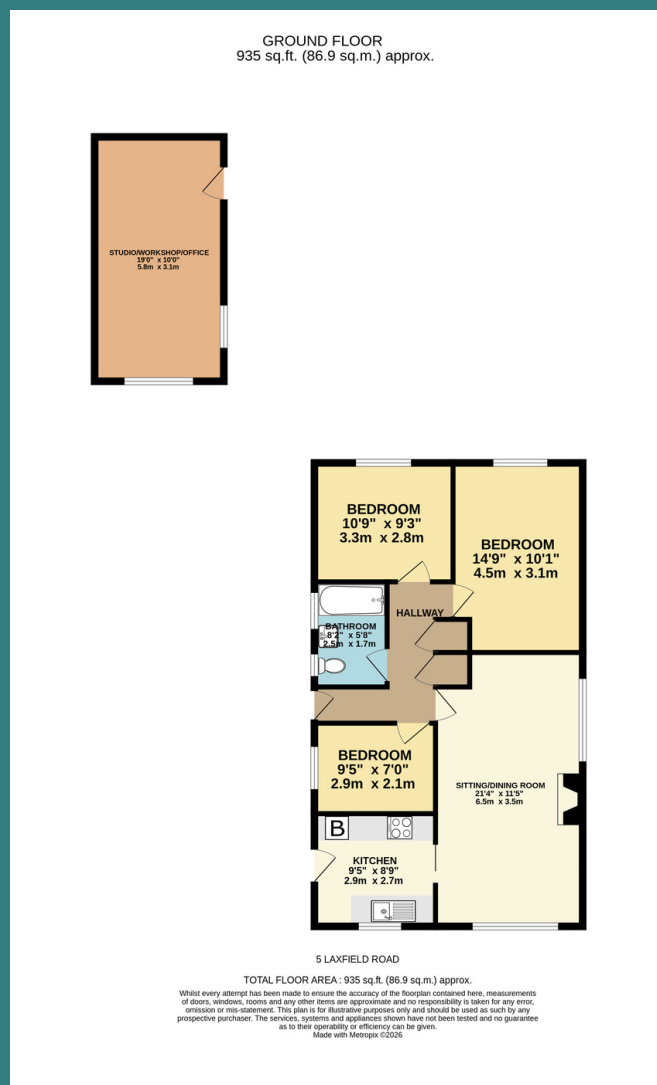
The first door opens to the kitchen with window to the front. There is a refitted over and induction hob plus space for fridge and washing machine. The boiler is in the kitchen. A sliding door opens to the double aspect sitting/dining room with electric feature fire. There is an inner hall with two storage cupboards and with door to the drive. The hall leads to the remainder of the accommodation. There are two double bedrooms to the rear plus a further bedroom. There is a spacious bathroom with shower over the bath.

The driveway offers parking for several cars and split by timber double gates allowing parking for a boat or motorhome. The former detached garage has been converted to provide a useful workshop/studio/office. There is a large paved patio to the rear adjoining an area of lawn.

Location - What3Words: [///tenure.backfired.relations](#)



The property is located in a popular residential road in the village of Sutton on the outskirts of Stalham. Stalham is 1 mile and has a range of shops including Tesco and local schools. The larger town of North Walsham with its 3 supermarkets, schools and mainline station to Norwich and the coast is 9.5 miles. The fine city of Norwich with wide array of amenities is 16.2 miles. (All distances approximate)



Services

Mains water, drainage and electricity. Oil fired Central Heating. (Please note none of the services have been tested by Waveney and Broads)

Viewings

Strictly by prior appointment with Waveney and Broads 01692 774314

Agent's Note: Please note the garden has grown since the photos were taken.



Waveney & Broads
ESTATE AGENTS

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