

Aldreds
Estate Agents



Old Scotland Yard The Street, Sutton, NR12 9RF

£260,000



3



1



1



F



Old Scotland Yard The Street

Sutton, Norwich, NR12 9RF

- Detached Bungalow
- Period Property with lots of Character
- Oil Fired Central Heating & Multi Fuel Stove
- Oil Fired Central Heating
- Desirable Broadland Village
- Three Bedrooms
- Driveway Parking & Car Port
- uPVC Sealed Unit Double Glazing
- Generous Garden with Summerhouse
- Early Internal Viewing Highly Recommended

Aldreds are pleased to offer this delightful three bedroom detached bungalow located in the desirable Broadland village of Sutton. Nicely improved by the current owner whilst retaining lots of character, this period property offers deceptively spacious accommodation including a double aspect kitchen diner and a lounge with multi fuel stove, oil fired central heating and two driveway, off road parking with a car port to the side.

A particular feature of the property is the generous rear garden which offers a large lawn, decked seating area, summer house and a woodstore. Early internal viewing is highly recommended to appreciate this attractive Broadland property.



£260,000



Entrance Hall

Part glazed entrance door and front facing obscure glazed window. radiator, loft access, and doors leading off;

Kitchen 14'9" x 8'8" (4.5m x 2.66m)

Windows to either side aspects, radiator, tiled flooring, power points, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, plumbing for washing machine, space for fridge freezer, integrated appliances including an electric oven, induction hob and extractor, central heating control, door giving access to;

Lounge 14'11" x 10'6" (4.55m x 3.22m)

Windows to front and side aspects, radiator, power points, television point, brick built fireplace with a multi fuel stove on a tiled hearth.

Bedroom 1 11'6" x 10'2" (3.51m x 3.1m)

Window to side aspect, radiator, power points.

Bedroom 2 11'9" x 8'0" (3.6m x 2.44m)

Window to rear aspect, part glazed door to rear garden, radiator, power points, exposed beam.



Bedroom 3 11'3" x 7'6" (3.45m x 2.3m)

Window to rear aspect with nice garden views, power points, radiator.

Bathroom

Rear facing obscure glazed window, tiled flooring, fully tiled walls, white suite comprising low level w.c, hand basin within a fitted storage unit, panelled bath with mixer tap and shower attachment, radiator, ventilation.

Outside

Old Scotland Yard occupies a pleasant non estate position with driveways to either side of the property, one shingled with an external oil fired boiler for hot water and central heating. To the other side of the property is a generous car port housing a cat enclosure. To the rear there is a generous garden extending off the side with a decked seating area, timber summer house and part walled with close board panelled fencing. The garden is predominately laid to lawn with paved pathways leading to garden shed and open wood store with pedestrian gate to side, uPVC oil storage tank.

Agents Note

Looking at the cottage from the road, the neighbour on the right has right of way to maintain th rear of their property.

Tenure

Freehold

Directions

From Aldreds Stalham Office, proceed along St Johns Road to the junction with Brumstead Road, turn right and continue to the 'T' junction by the High School. Turn right towards the mini roundabouts, take the 1st exit left onto Yarmouth Road and continue, proceeding into Sutton where the property can be found on the left hand side with our For Sale board displayed.



Services

Mains: water, electric and drainage.

Council Tax

North Norfolk District Council: Band C

Location

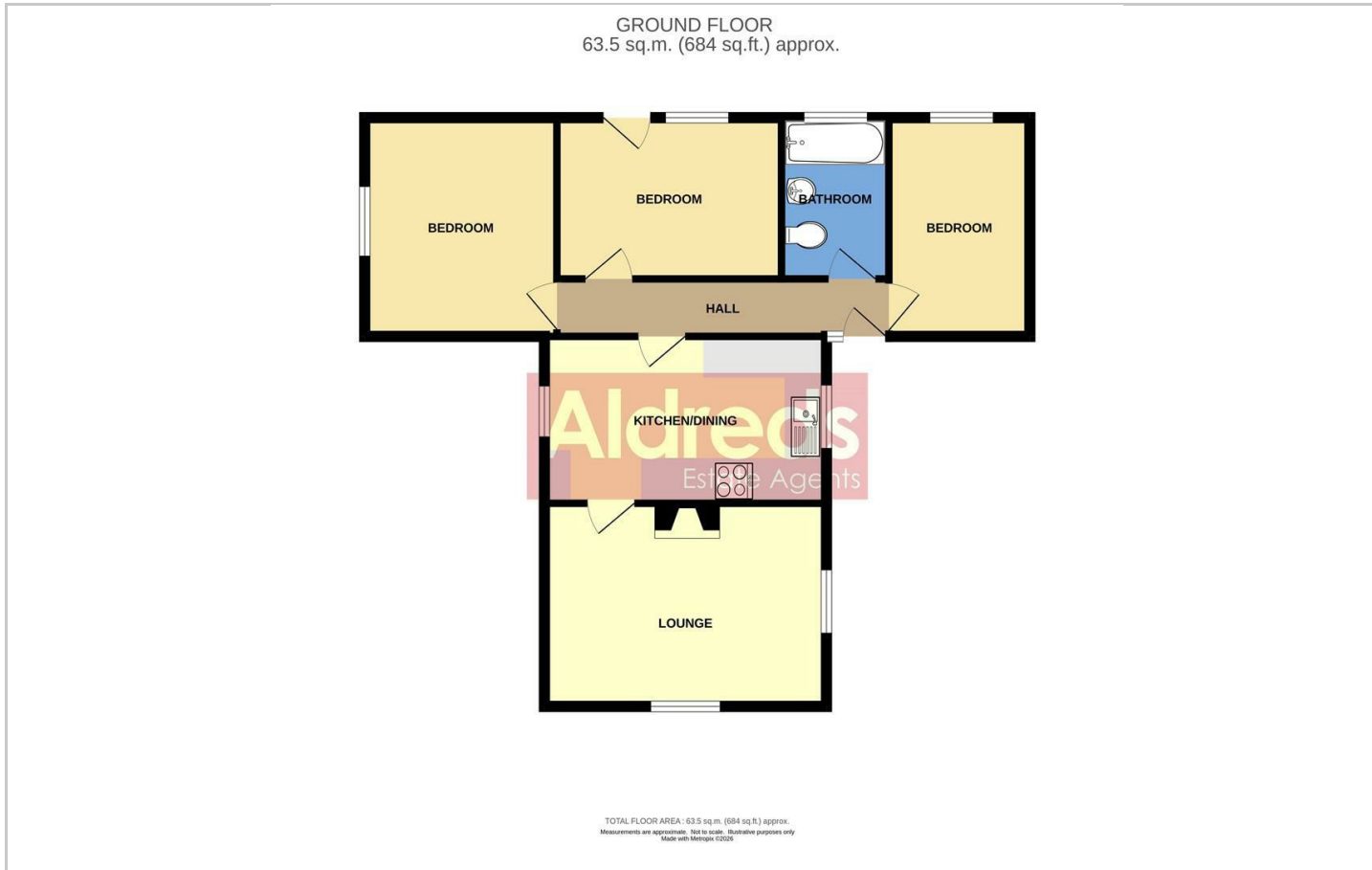
Sutton is a small Broadland Village situated in close proximity to Stalham. There is an attractive staithe on the upper reaches of the River Ant a garden centre and a popular Public House. The adjoining Stalham is a small Broadland Town with its own facilities which include a range of schools, a variety of High Street shops including a supermarket, health centre, post office and library.

Reference

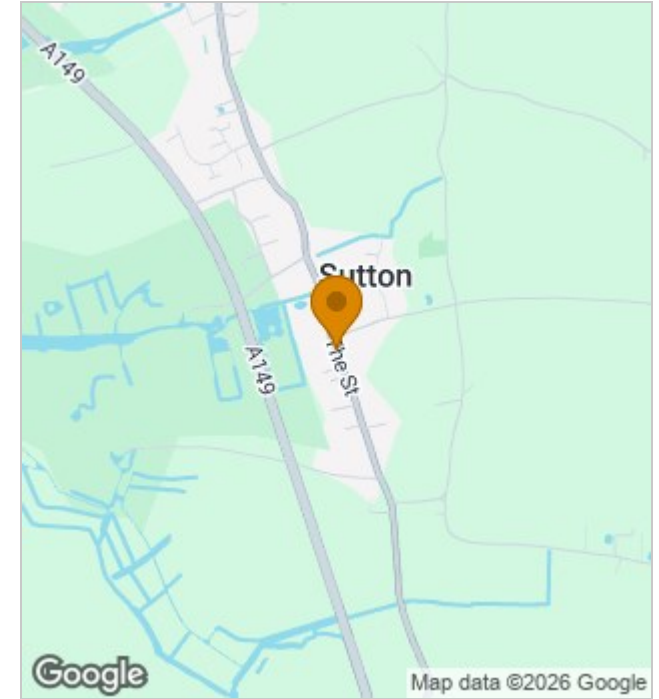
PJL/S10068



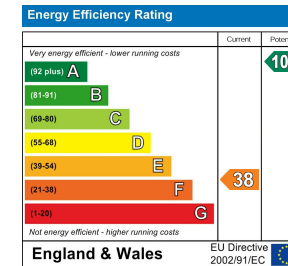
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA