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Two Hoots, The Street, Sutton, Norfolk, NR12 9RF

Two Hoots is an attractive detached family home offering spacious and versatile accommodation, complemented by a detached annexe that provides excellent flexibility for modern family living. Situated in the charming North Norfolk waterside hamlet of Sutton, the property enjoys a peaceful countryside setting, ideally suited to those seeking a more relaxed pace of life whilst remaining within easy reach of the Norfolk Broads, the coastline and the historic city of Norwich. Sutton is surrounded by picturesque countryside, with scenic walking and cycling routes offering ample opportunities to enjoy the area's natural beauty. Local highlights include the historic 14th-century church, a welcoming village hotel and the popular Sutton Staithe Boatyard, where boats and canoes can be hired to explore the tranquil waterways of the Norfolk Broads.

Occupying a generous plot of nearly a quarter of an acre, Two Hoots is set well back from the road and approached via a shared driveway leading to a low-maintenance shingle frontage, providing off-road parking and access to the garage. The first floor of the garage has been converted to create a self-contained, one-bedroom annexe, offering excellent potential for multi-generational living, guest accommodation or home working, with the possibility of holiday letting subject to the necessary permissions. The gardens provide an attractive balance of privacy and outdoor space. To the side, a lawned garden is bordered by mature hedging and established planting, whilst to the rear, a paved terrace extends onto a generous, neatly maintained lawn with pleasant woodland views. A timber storage shed and garden cabin further enhance the versatility of this appealing outdoor space.





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- FOUR BEDROOMS
- FITTED SOLAR PANELS
- DETACHED FAMILY HOME

- OFF-ROAD PARKING & GARAGE
- SEPARATE ONE BEDROOM ANNEXE
- EASY ACCESS TO LOCAL AMENITIES

- PLOT APPROACHING ¼ OF AN ACRE
- BEAUTIFULLY PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN WITH TIMBER CABIN

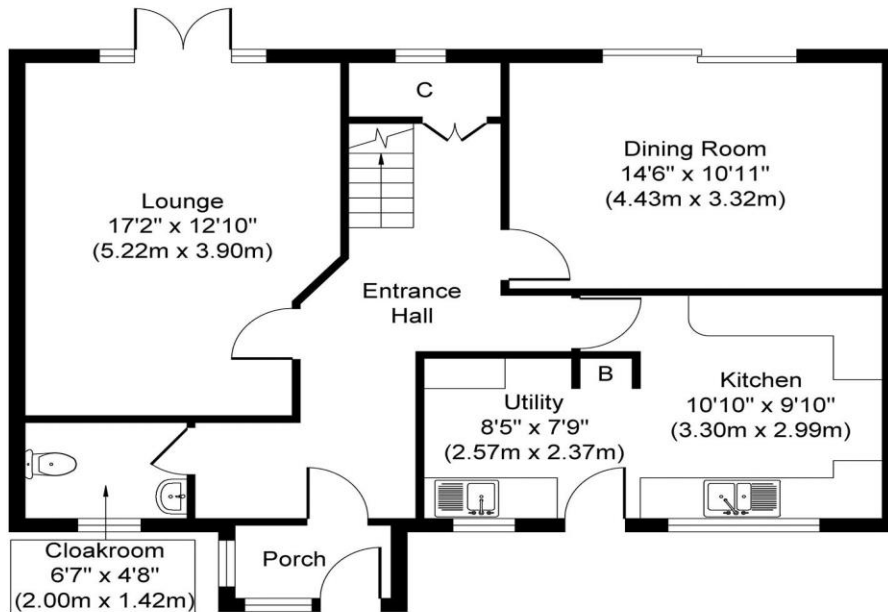
Internally, the main residence is beautifully presented throughout. An enclosed porch opens into a welcoming hallway, with access to a cloakroom, separate dining room, kitchen and adjoining utility room. The family lounge features an attractive fireplace and double doors overlooking and opening onto the rear garden, creating a natural connection between the living space and the outdoors. To the first floor are four well-proportioned bedrooms and a family bathroom with bath and shower facilities.

Combining generous family accommodation with the added flexibility of a separate annexe, Two Hoots is equally appealing as a permanent residence or a peaceful countryside retreat. A range of amenities can be found in the surrounding villages, including schools, independent shops and a superstore with petrol station, whilst public transport links provide access to Norwich. The city offers an extensive choice of shopping, restaurants, cafés and cultural attractions, allowing residents to enjoy the tranquillity of the Broadland countryside without feeling disconnected from everyday conveniences.

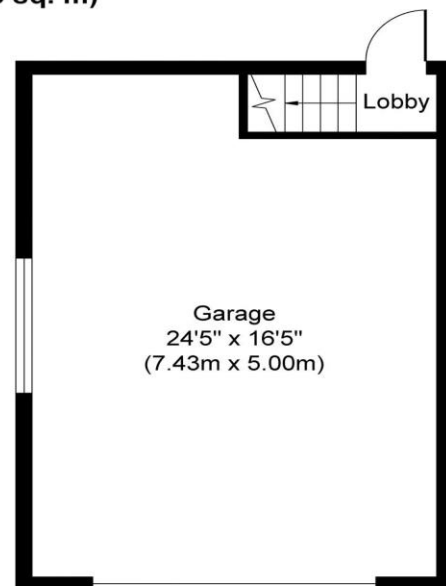
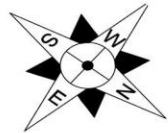




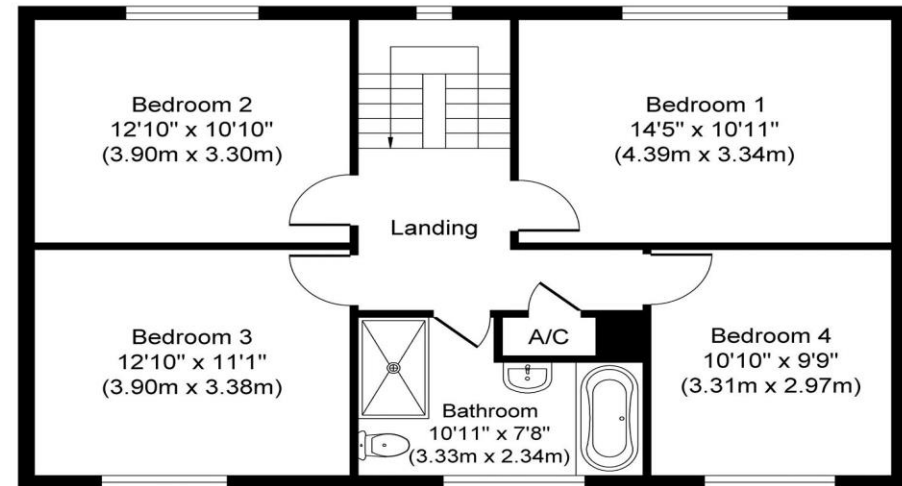
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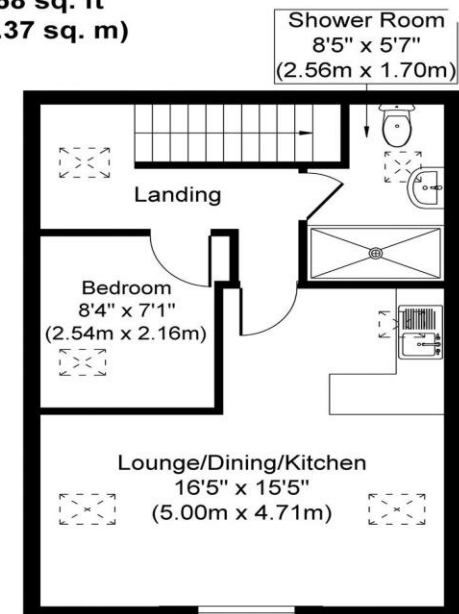
Ground Floor
Approximate Floor Area
793 sq. ft
(73.65 sq. m)



Annexe
Approximate Floor Area
400 sq. ft
(37.15 sq. m)



First Floor
Approximate Floor Area
768 sq. ft
(71.37 sq. m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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