



Rustic Garden The Street, Sutton - NR12 9RF



Rustic Garden The Street

Sutton, Norwich

NO CHAIN. Built in 2010, this EXECUTIVE DETACHED HOME offers a range of ECO CREDENTIALS, along with an IMMACULATE NEUTRAL DECOR and UNDER FLOOR on the ground floor. Extending to 1876 Sq. ft (stms) of accommodation, the hall entrance leads to the 20' SITTING ROOM with a FEATURE FIRE PLACE and DUAL ASPECT VIEWS via the bay window and rear facing FRENCH DOORS. A separate bay fronted family room offers a variety of uses, whilst the 24' KITCHEN/DINING ROOM is adjacent, offering a RANGE of STORAGE UNITS, space for a table and soft furnishings, with a further set of FRENCH DOORS to the rear. The CLOAK/UTILITY ROOM houses space for laundry appliances, where the RAINWATER HARVESTER feeds the washing machine and W.C. SOLAR PANELS heat the HOT WATER alongside an oil fired CENTRAL HEATING boiler. Upstairs, the family bathroom and FOUR DOUBLE BEDROOMS lead off the landing, two with EXTENSIVE BUILT-IN WARDROBES, and the main bedroom with an EN SUITE SHOWER ROOM.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Substantial Detached Executive Home
- Norfolk Broads Village Location
- Approx. 1876 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C & Ground Floor Study/Family Room
- Open Plan 24' Kitchen, Living & Dining Room
- 20' Dual Aspect Sitting Room with Wood Burner
- Four Double Bedrooms with an En Suite & Family Bathroom
- Landscaped Wrap Around Gardens

The village of Sutton is a rural setting with a range of countryside walks, located only a couple of miles from Stalham which has excellent shopping amenities, as well as a staithe with access to the Broads Network. Hickling Broad, the largest of the broads, is also close by, with a nature reserve run by the Norfolk Wildlife Trust. Further local shopping facilities can be found in the village of Ludham which is about four miles whilst Wroxham, the centre of the Broads Network, is about nine miles.



SETTING THE SCENE

With a tree lined view to front, the property occupies a corner plot, set behind a low level walled frontage. Ample parking can be found to front, with access to the main property, and detached oversized single garage. Gated access leads to both sides of the property, where to the right a large storage area can be found.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood flooring, complete with a useful storage cupboard under the stairs. To your left, the bay fronted sitting room offers a warm and welcoming feel, with a central exposed brick fireplace, with an inset cast iron wood burner. Windows can be found to side, with French doors to the rear garden. The study/family room is opposite, complete with wood flooring and currently used as a further reception room. Also bay fronted, this sizeable room offers a variety of uses. At the end of the hall the cloak/utility room includes a two piece suite, with a hand wash basin set on top of a work surfaces, along with a variety of storage cupboards housing the laundry appliances. Served by a rainwater harvester, the W.C and washing machine are ECO friendly to run. The centrepiece of the living space is the open plan kitchen, dining and family room. With a range of high gloss kitchen units, there is ample space for a dining table or island, along with space for soft furnishings. The kitchen includes an inset electric induction hob and twin built-in electric ovens, with a dishwasher also integrated. Tiled flooring with under floor heating runs throughout the room, with windows to side and rear, and French doors onto the patio.

Upstairs, the landing is galleried, with a window to front, and doors to all four bedrooms. Starting to your left a double bedroom faces to the rear, with the family bathroom adjacent, complete with a four piece suite, range of storage, separate shower cubicle, heated towel rail and tiled splash-backs with a feature mirror.

The main bedroom also sits to the rear, with a range of built-in bedroom furniture. This sizeable room is the perfect size to include a dressing area, utilising the adjacent en suite as a private shower room - complete with a three piece suite and aqua board splash backs. The two front facing bedrooms are both doubles, with the bay fronted one including two double wardrobes.

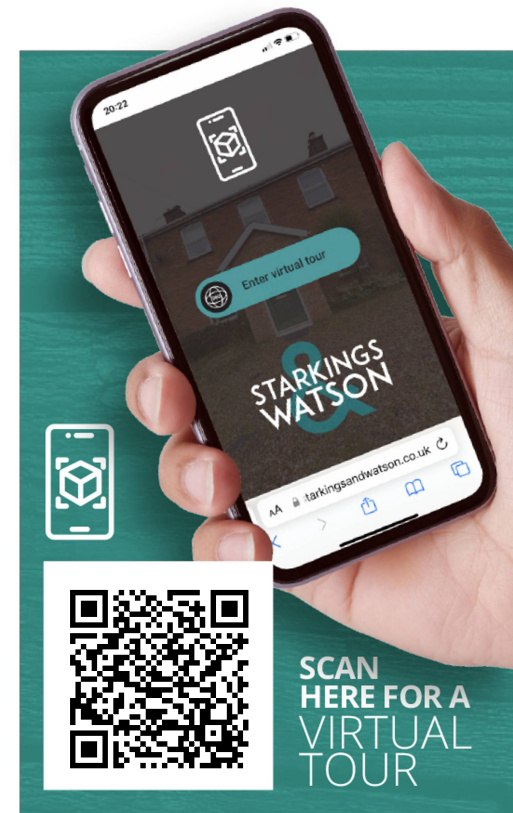
FIND US

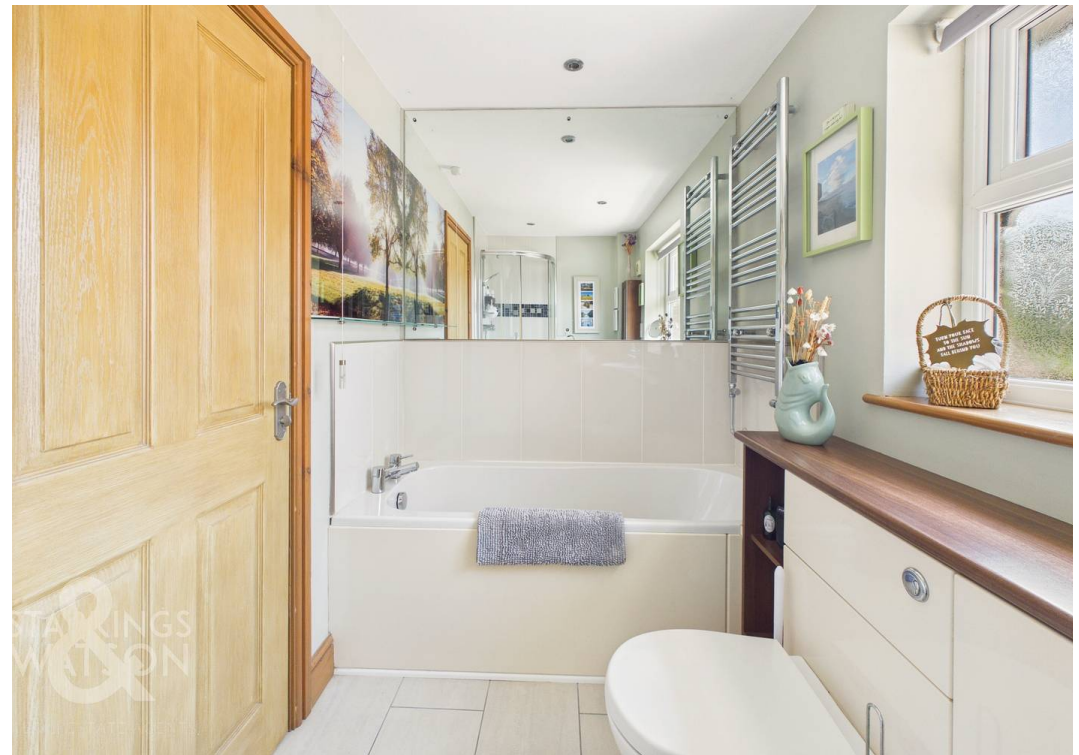
Postcode : NR12 9RF

What3Words : ///chosen.preparing.lace

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



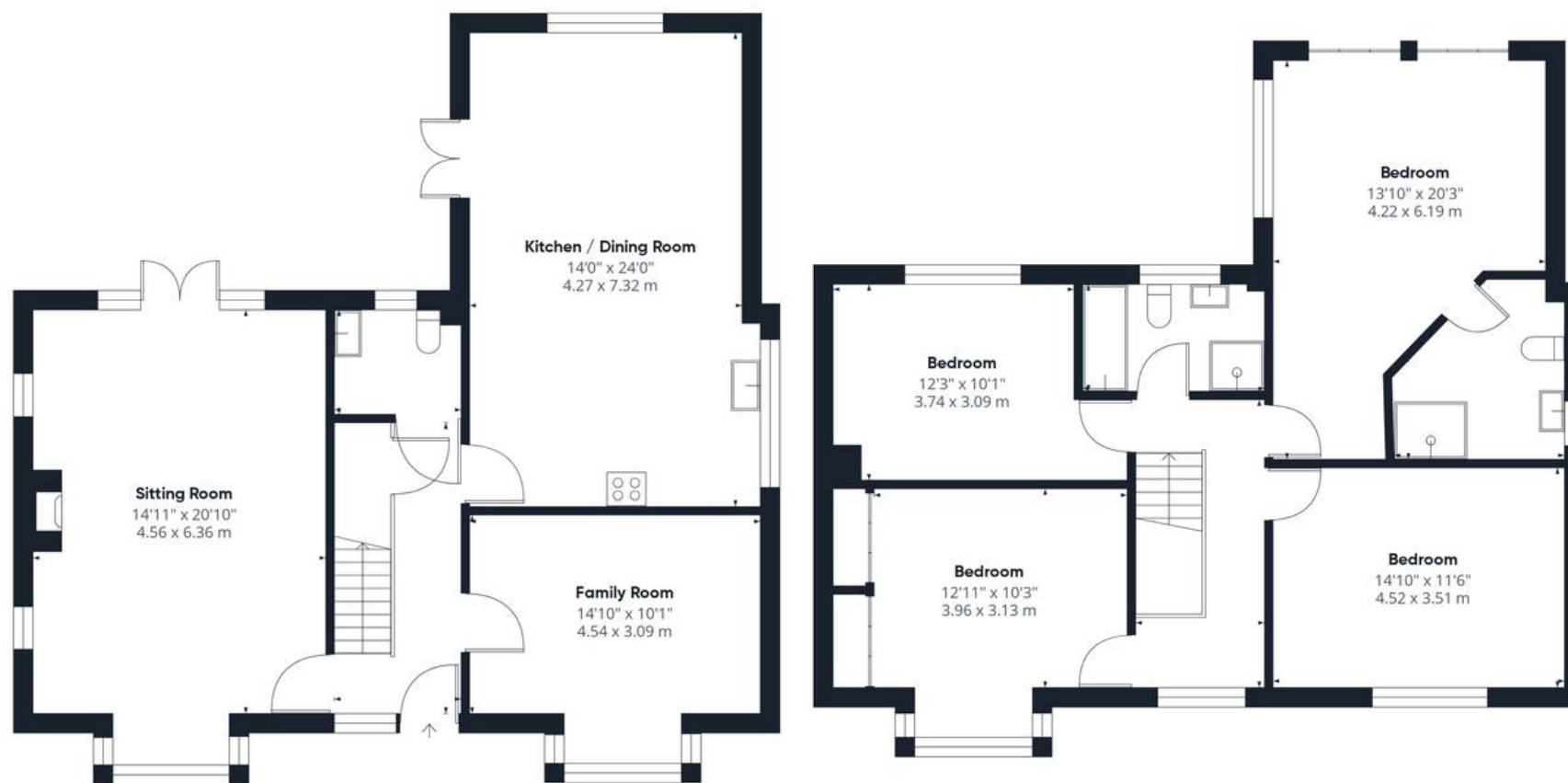




THE GREAT OUTDOORS

The rear garden is a fully enclosed lawned space, with a substantial paved patio offering several outdoor seating spaces. Gated access leads to the front, with access also to the adjacent garage. Raised beds can be found to the rear, with a plum slate border, whilst the pathway leads to the side, where a timber shed and useful storage area can be found to the side. The garage includes an up and over door to front, power and lighting.





Approximate total area⁽¹⁾

1876 ft²

174.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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