



20, Laxfield Road, Sutton

In Excess of £270,000



# 20, Laxfield Road

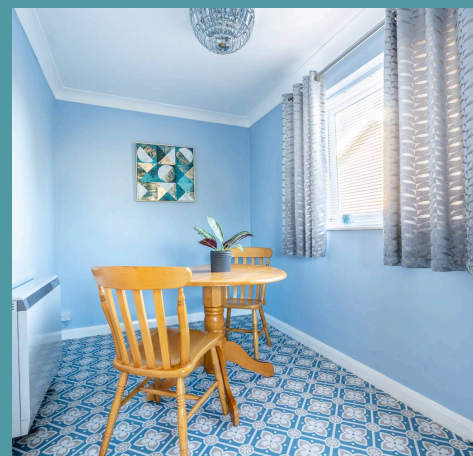
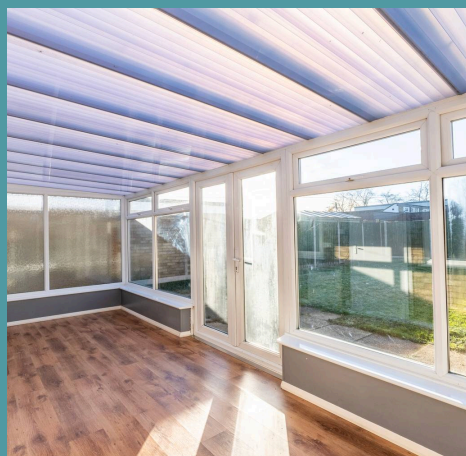
Sutton, Norwich

Nestled in the charming village of Sutton, Laxfield Road provides convenient access to local amenities and the nearby coast. This modern 2-bedroom bungalow boasts a stylish kitchen with mosaic flooring, a spacious conservatory, and a generous living area, ideal for both relaxing and entertaining. The property also features a well-maintained garden, a driveway, and a garage, offering both comfort and practicality. Perfectly situated just a short drive from Stalham and the stunning seaside towns, this home offers the perfect blend of peaceful living and easy access to everything you need.

## The Location

Laxfield Road is ideally located in the village of Sutton, NR12, offering a peaceful yet accessible setting. The property is just a short distance from the nearby market town of Stalham, approximately 3 miles away, where you'll find a range of local shops, supermarkets, and essential services. Stalham also offers good transport links, with bus services connecting you to nearby towns and Norwich.

For families, there are several schools within easy reach, including Sutton Primary School, just a short walk away, and Stalham High School, which is about 2 miles from the property. The surrounding area offers beautiful countryside walks, and the coast is just a short drive away, with the popular seaside towns of Sea Palling and Happisburgh within 5-10 miles. This location provides the perfect balance of village tranquillity and convenience, with local amenities and transport options all within easy reach.







## 20, Laxfield Road

Sutton, Norwich

### Laxfield Road

This charming 2-bedroom detached bungalow offers a welcoming and well-maintained living space, perfect for a peaceful and convenient lifestyle. Upon entering, you're greeted by a clean, modern interior, highlighted by a fully fitted kitchen. The kitchen boasts a sleek look, featuring patterned mosaic flooring, a lovely tiled backsplash and an archway opening into the dining room—an ideal space for daily meals and entertaining.

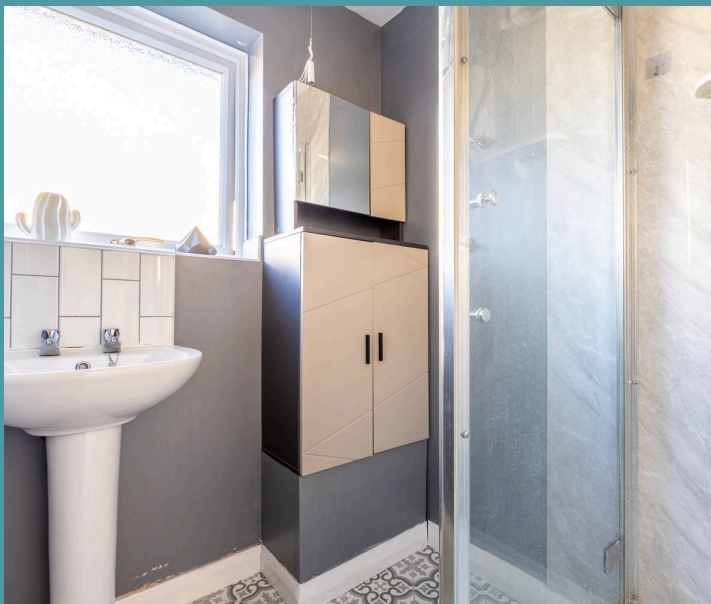
The spacious living area provides the perfect spot to relax or host guests, creating a comfortable atmosphere for unwinding. Additionally, the conservatory provides a great-sized extension of living space, allowing for more room to relax or entertain. Both generously sized bedrooms offer a peaceful environment, with large windows allowing plenty of natural light to fill the rooms and enhance the airy ambiance.

The property also includes a driveway and a garage for convenient parking. The enclosed rear garden is a standout feature, offering a private outdoor space with a well-maintained lawn, perfect for dining, gardening, or simply enjoying the fresh air.

### Agents Note

Sold Freehold

Electric Heating







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Sutton, Norwich

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Sold Freehold

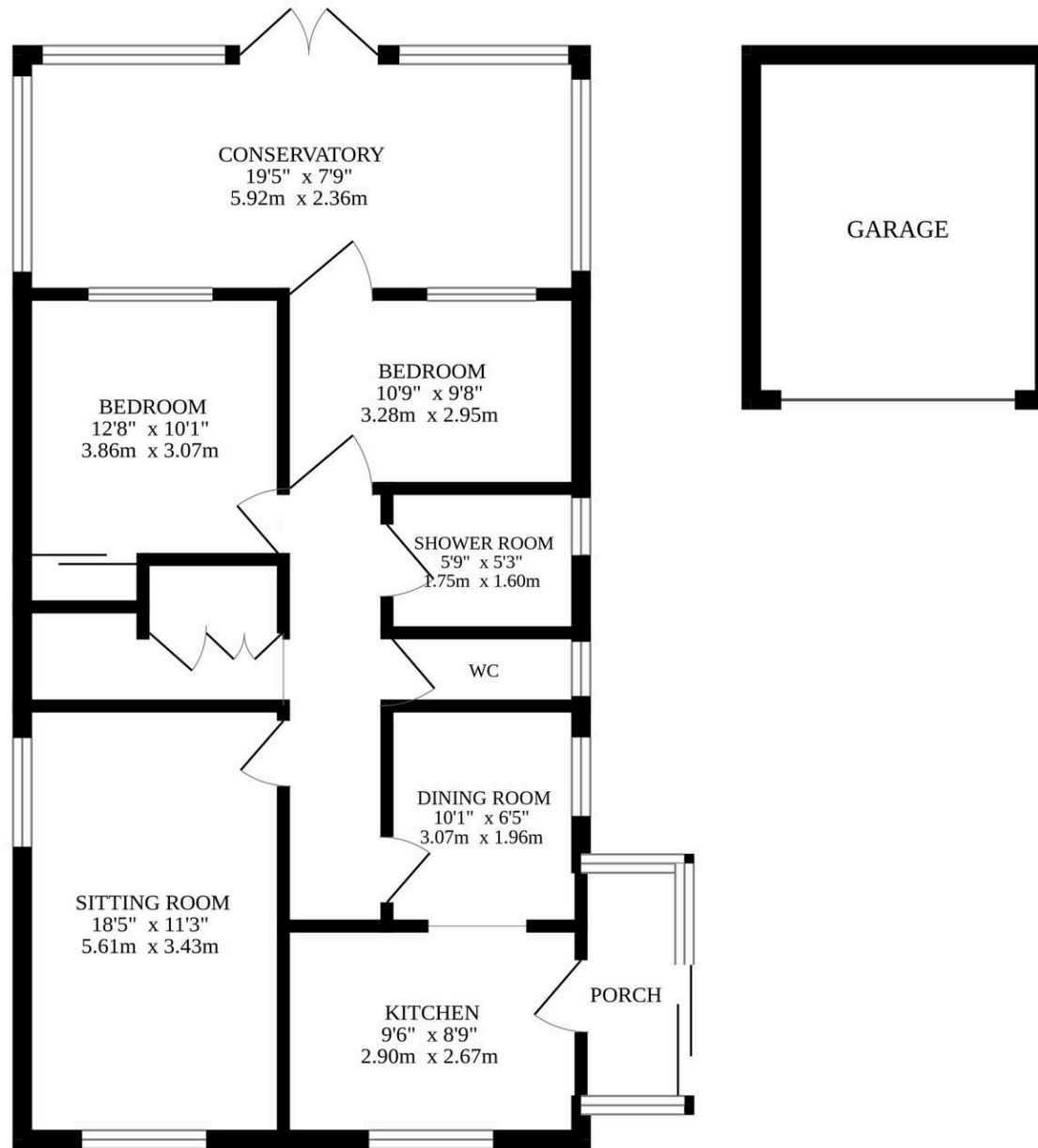
Electric Heating

- A charming and spacious detached bungalow featuring two well-proportioned bedrooms, offering comfortable living space for individuals or small families
- Spacious conservatory providing additional living space
- The property includes a private driveway providing off-road parking for multiple vehicles, along with a garage offering additional storage
- A beautifully maintained enclosed rear garden, offering a safe and private outdoor space for relaxing, gardening, or entertaining
- No onward chain
- Located in a highly sought-after village, offering a peaceful, community-focused environment while being close to local amenities and picturesque countryside





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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