



95 Neville Road, Sutton

In Excess of £240,000

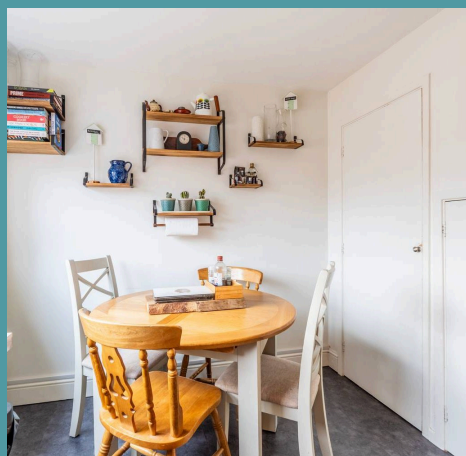
95 Neville Road

Sutton, Norwich

This delightful semi-detached residence offers an ideal opportunity for a first home buyer or investors. Exuding a sense of warmth and homeliness, this property showcases a well-equipped kitchen/dining room, a comfortable sitting room, a light-filled conservatory and three bedrooms. Don't miss your chance to own a piece of village charm within close proximity to essential amenities.

LOCATION

Sutton is a small village located in the county of Norfolk. Situated approximately 3 miles to the southwest of Stalham, Sutton is part of the district of North Norfolk. The village lies in close proximity to the Norfolk Broads, a network of rivers and lakes popular for boating and wildlife. Sutton is primarily residential, with a rural character and a mix of traditional cottages and modern homes. The nearby town of Stalham offers a range of local amenities, including shops, schools, and public transport links, providing easy access to larger towns and cities within the region.





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Welcome inside where you are greeted by a welcoming entrance hall. The open-plan kitchen/dining room is well-equipped with fitted units and appliances to enhance your cooking experience. Offering plenty of storage and counter-top space for meal preparation. Moving over to the dining area, encouraging intimate meals with loved ones or entertaining guests. The sitting room is filled with an abundance of natural light, creating a warm and inviting ambiance for relaxing in the evening. Adjacent to the sitting room, you'll find a light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your own home.

Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a dressing room, study or playroom, depending on your own requirements. The bathroom completes the upper floor, comprises of a three piece suite to accommodate all residents.





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Towards the rear is a well-maintained garden, primarily laid to lawn, with a patio area for your outdoor seating arrangements. Complemented by a pergola area for your BBQ or outdoor bar. With the addition of a wooden shed, suitable for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a shingle driveway providing off-road parking.

AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

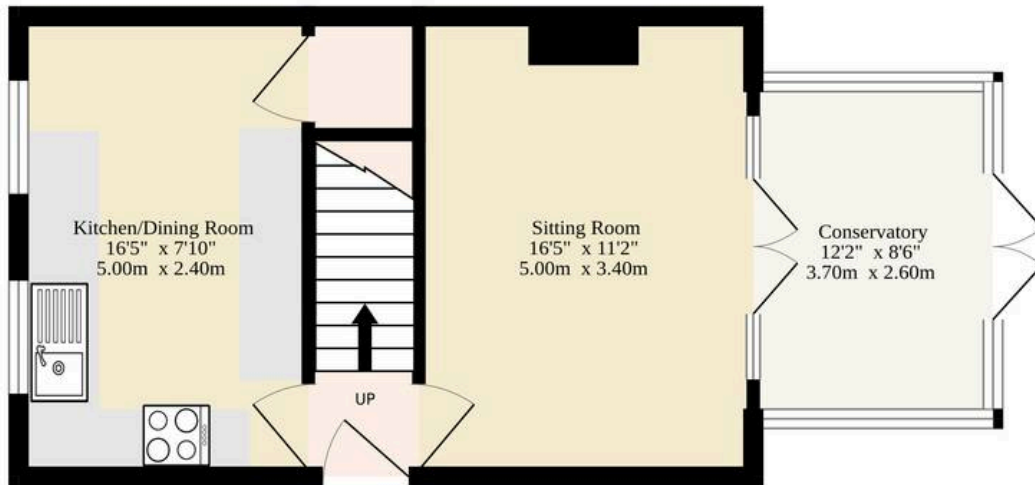
Heating system - Electric.

Council Tax Band: B

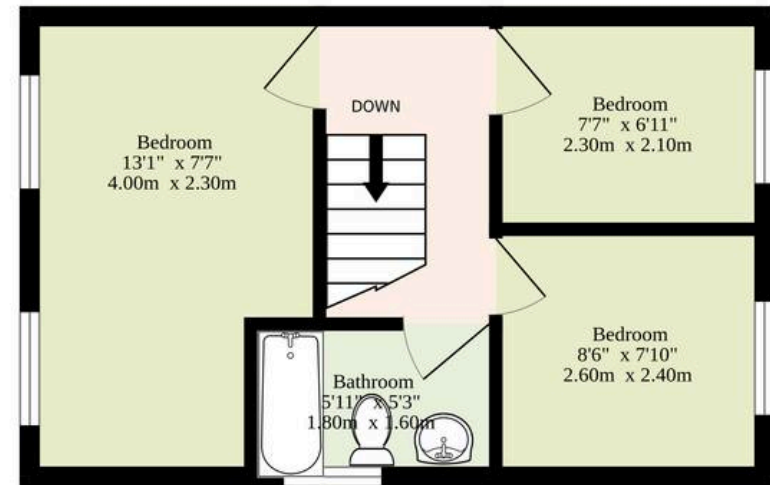


- Semi-detached residence in the village of Sutton
- Perfect first home or investment purchase
- Well-equipped kitchen/dining room
- Comfortable sitting room filled with an abundance of natural light
- Light-filled conservatory with views of the garden
- Three bedrooms & a family bathroom
- Well-maintained garden that is fully enclosed for privacy
- Driveway providing off-road parking
- In close proximity to the village hall, St Michaels church, infant school and bus routes into Stalham, offering a wider range of amenities

Ground Floor
415 sq.ft. (38.6 sq.m.) approx.



1st Floor
249 sq.ft. (23.1 sq.m.) approx.



Sqft Does Not Include Hallways & Cupboards

TOTAL FLOOR AREA : 664sq.ft. (61.7 sq.m.) approx.

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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