



## 2 New Road, Sutton

Guide Price £260,000 - £280,000

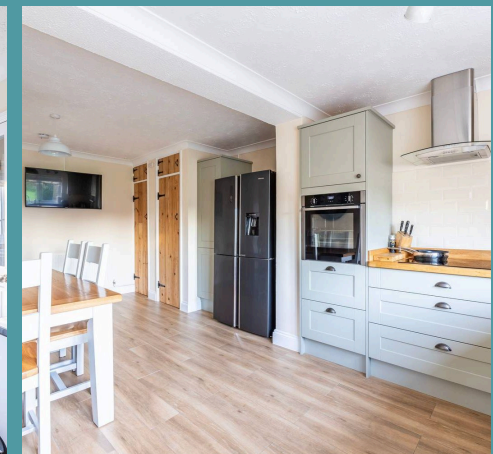
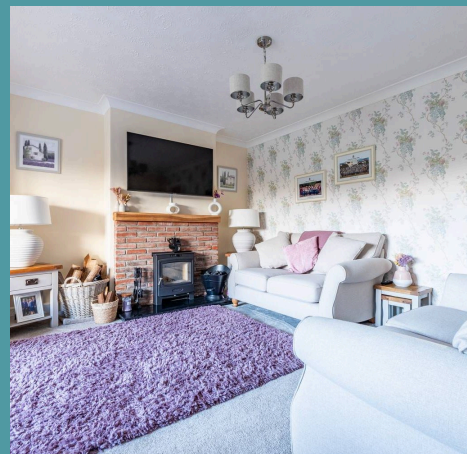
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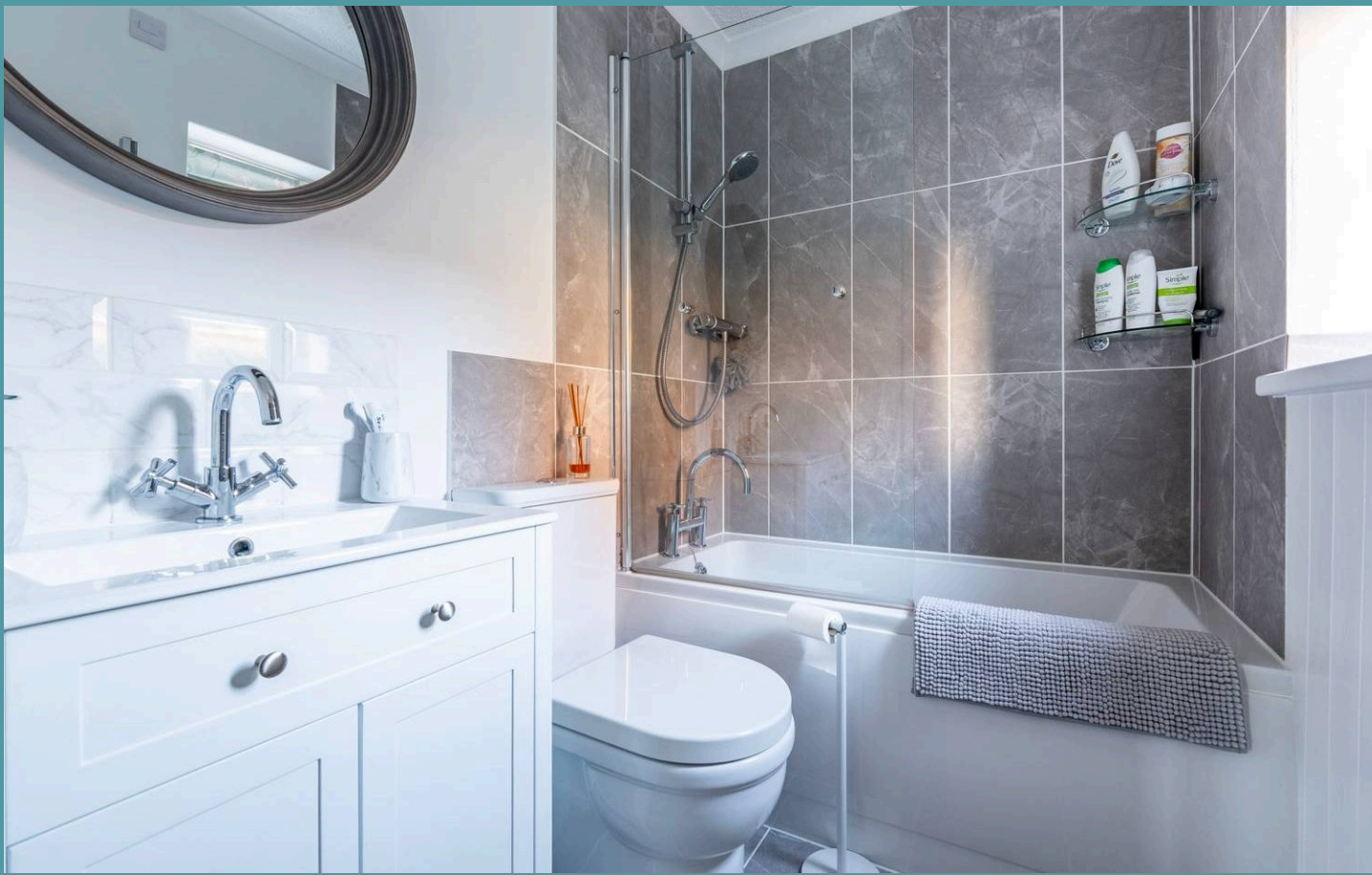
Sutton, Norwich

This beautifully presented three bedroom semi-detached house in Sutton is a rare find that ticks all the boxes for those looking for a comfortable and stylish home with ample space both indoors and outdoors. With its contemporary design, generous plot size, and prime location, this property represents a unique opportunity that should not be missed. Contact us today to arrange a viewing and experience the charm and potential of this remarkable residence for yourself.

### Location

Nestled in the village of Sutton, New Road, with the postcode NR12, enjoys an ideal location that combines the tranquillity of rural living with convenient access to essential amenities. Residents benefit from the nearby Tesco, ensuring everyday shopping needs are easily met, while the local fish and chips spot adds a delightful touch to dining options. Sutton boasts easy access to neighbouring villages, enhancing connectivity, and the area's excellent catchment for schooling options makes it an appealing choice for families seeking a well-rounded and vibrant village lifestyle.



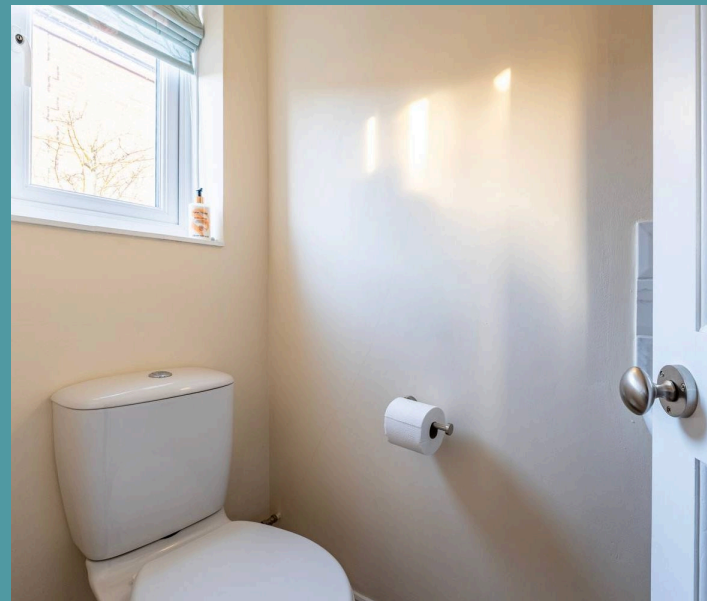


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Sutton, Norwich

Sitting on a generous size plot brimming with potential, this semi-detached residence has been tastefully renovated throughout, blending comfort and contemporary design effortlessly. As you step inside, you are greeted by a light-filled sitting room, accentuated by a charming wood burner, creating a cosy ambience that is perfect for relaxation or entertaining guests.

At the heart of the home lies an open-plan kitchen/dining room, well-equipped with fitted units and appliances to enhance your cooking experience. Offering plenty of storage and counter-top space for meal preparation. The ground floor is complemented by a family bathroom, comprising of a contemporary three piece suite, as well as a separate WC for convenience.



Ascend to the first floor where you will encounter three double bedrooms, ensuring ample space for a growing family or for those in need of additional guest rooms or a home office. They are all thoughtfully designed to offer relaxation and privacy to its occupants.



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Beyond the interiors, the property reveals an extensive garden that offers endless possibilities for outdoor activities and enjoyment. Whether you enjoy hosting occasions, gardening or simply relaxing in the afternoon sunshine, this garden is perfect for all. The laid to lawn is well-maintained, alongside planted beds and a patio area. To complement the outdoor offerings, a large driveway provides ample off-road parking for multiple vehicles, with a garage to the rear of the property that offers further storage space or potential for conversion (stpp), adding to the versatility of this residence.

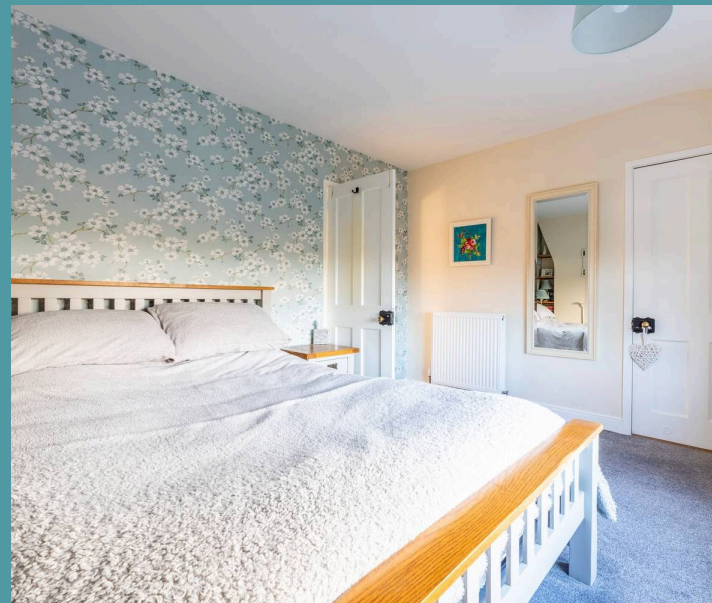
### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil central heating.

Council Tax Band: B





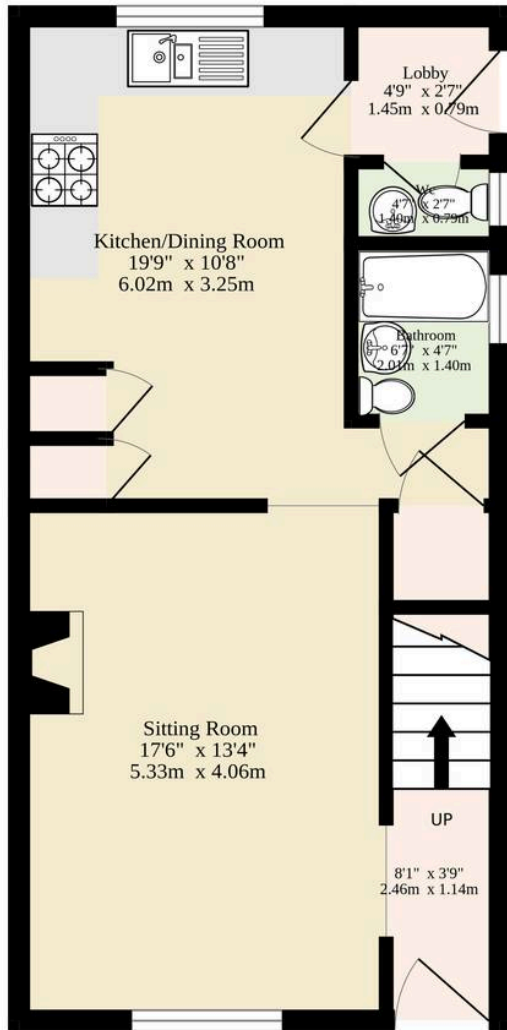
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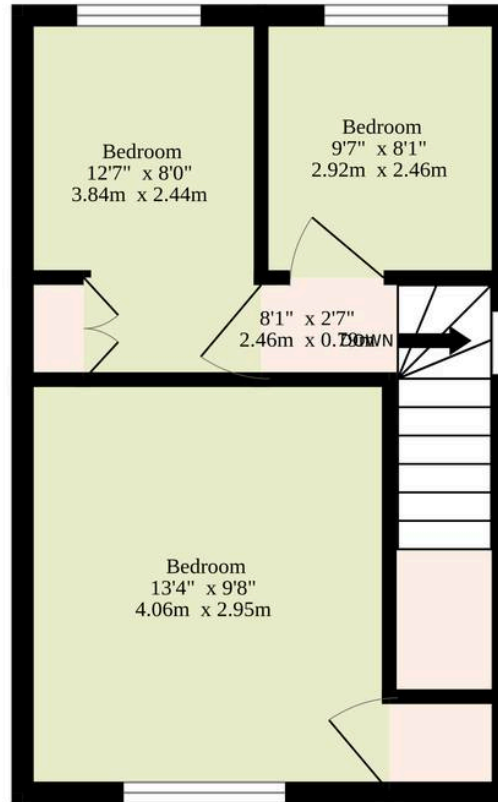
- Semi-detached residence in the village of Sutton
- Perfect first purchase or beautiful family home
- Situated on a generous size plot that is fully of potential
- Renovated throughout with a comfortable and contemporary design
- Light-filled sitting room accentuated by a charming wood burner
- Well-equipped kitchen/dining room with modern fixtures and fittings
- Three double bedrooms, a family bathroom & a WC
- Extensive garden offering endless possibilities for outdoor activities and enjoyment
- Large driveway providing ample off-road parking & a garage at the rear
- In close proximity to all local amenities and natural surroundings



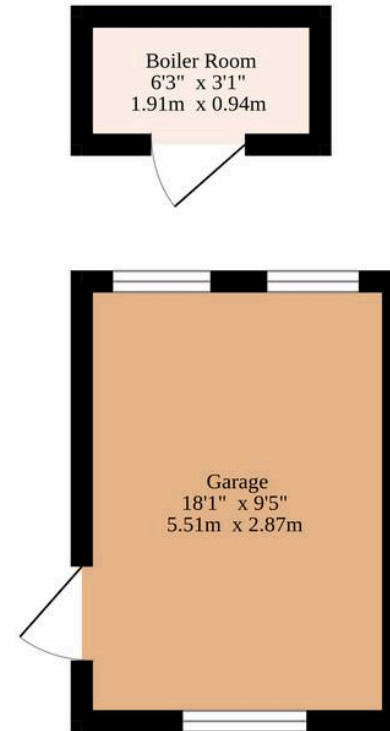
Ground Floor  
539 sq.ft. (50.1 sq.m.) approx.



1st Floor  
333 sq.ft. (30.9 sq.m.) approx.



191 sq.ft. (17.7 sq.m.) approx.



Sqft Includes The Garage And Boiler Room

**TOTAL FLOOR AREA : 1064sq.ft. (98.8 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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