



Kimberley The Street, Sutton

£450,000



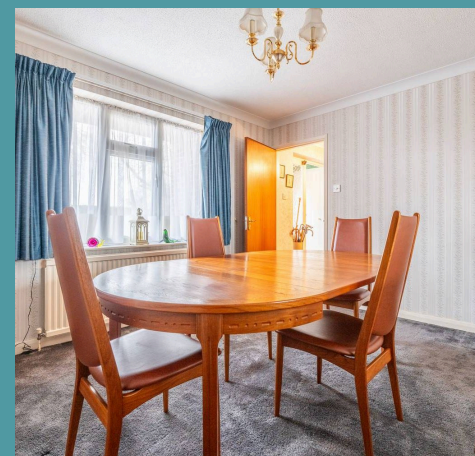
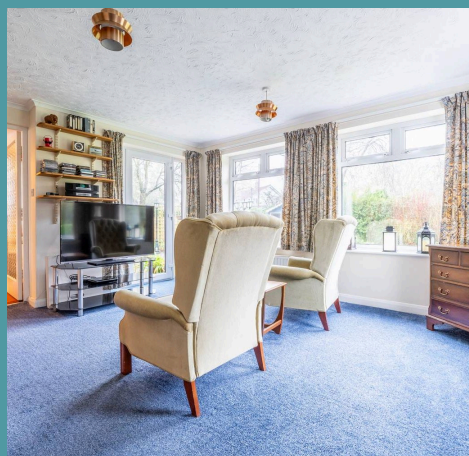
# Kimberley The Street

Sutton, Norwich

Introducing this charming detached residence, situated on a generous size plot, in the quaint village of Sutton. Presenting an incredible opportunity for those seeking a home that is full of potential, with a double garage that has possibility to be converted (stpp). Its interior consists of four large reception rooms, a kitchen ready for you own personalisation and four double bedrooms, with a wrap-around garden offering endless possibilities. Don't miss the chance to acquire this home and experience all it has to offer.

## 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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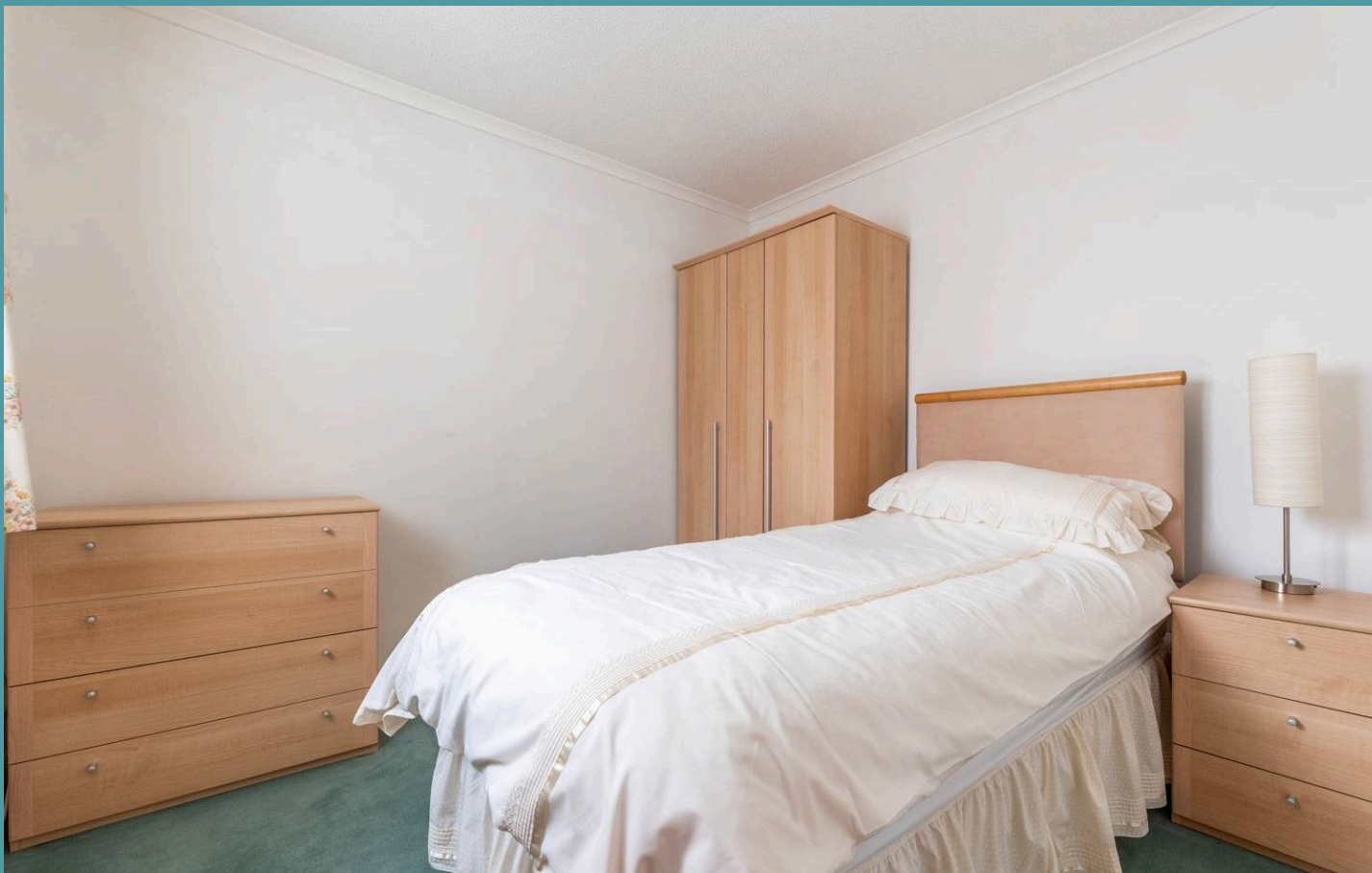
Step inside where you are greeted by a warm and welcoming ambiance. The spacious and versatile accommodation is thoughtfully laid out to cater to the needs of modern living, making it an ideal family home. The heart of the house is undoubtedly the well-appointed kitchen, which is complemented by a functional utility room, creating the perfect space to be able to cook your favourite meals.

The grandeur of this residence is further exemplified by three inviting reception rooms, a formal dining room, a large sitting room with traditional fireplace, and a light-filled garden room, offering an array of options for relaxation, entertainment, and social gatherings. Each space has been thoughtfully designed to create a beautiful atmosphere for both intimate family moments and occasions. A versatile study is suitable for someone looking to work from home, or alternatively a playroom or snug.

Ascend to the first floor where you will encounter four double bedrooms, each thoughtfully designed to offer relaxation and privacy. The fourth bedroom has the versatility to be a dressing room, guest room or storage, depending on your own requirements. The family bathroom and ground floor shower room completes the accommodation, ensuring convenience and practicality on both floors.







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Outside, the property is surrounded by a wrap-around garden that offers endless possibilities for outdoor activities and enjoyment. Whether you prefer gardening, al fresco dining, or simply relaxing in the afternoon sunshine, this space allows for it all. With the addition of the large wooden shed, ideal 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 driveway providing ample off-road parking for multiple vehicles, while a double garage offers storage options and the potential for conversion (stpp).

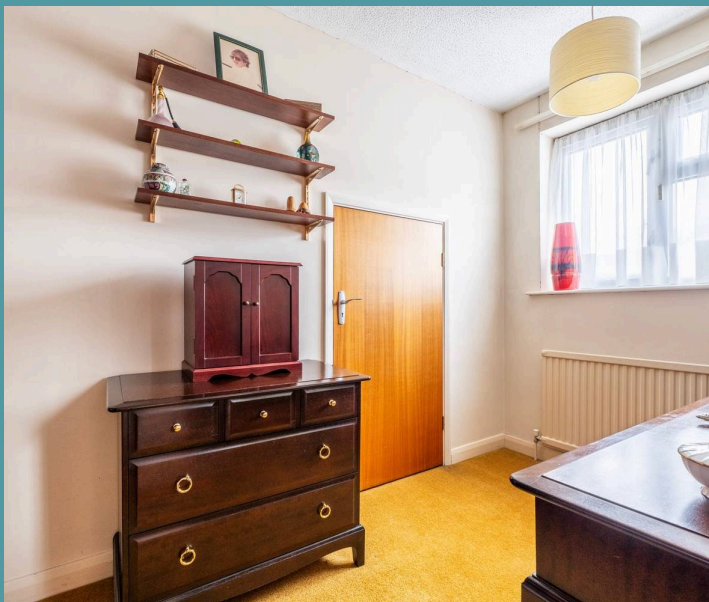
### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil.

Council Tax Band: E







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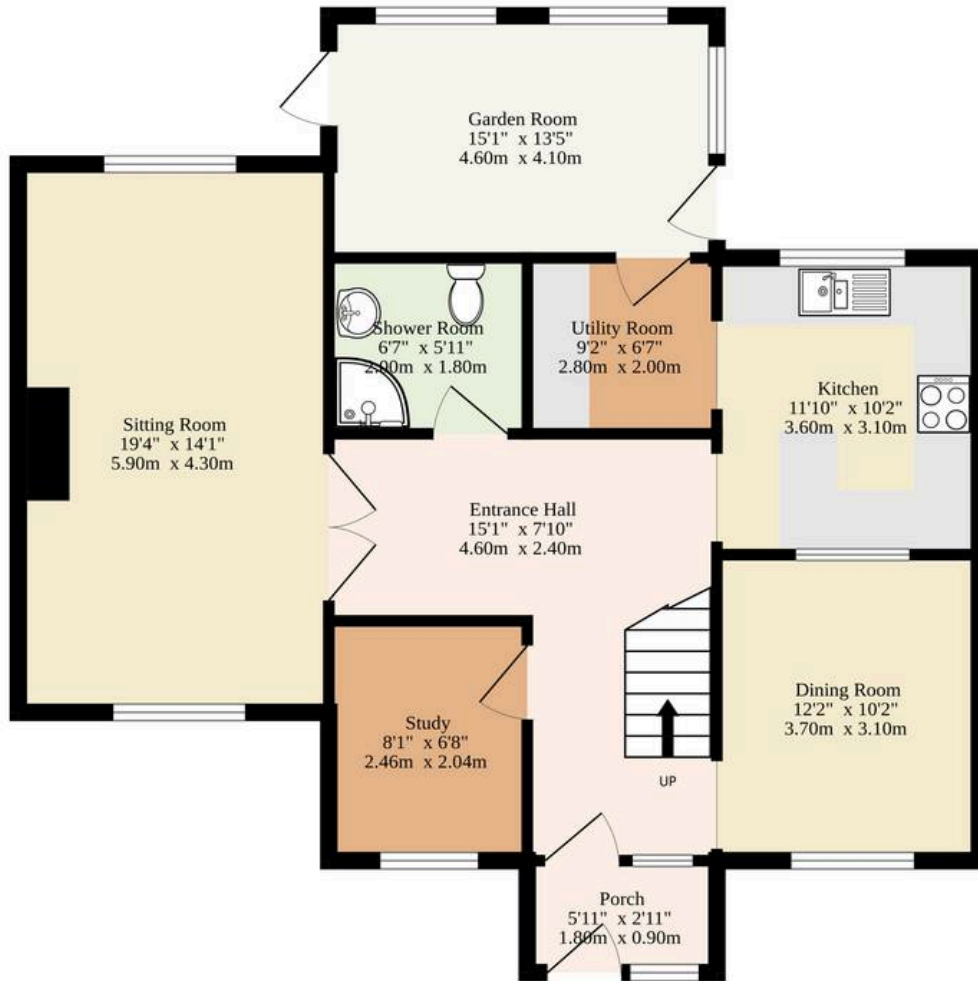
Sutton, Norwich

- Charming detached residence in the quaint village of Sutton
- Situated on a generous size plot offering immense potential
- Beautiful family home with spacious and versatile accommodation
- Kitchen complemented by a functional utility room
- Large sitting room, a formal dining room, a light-filled garden room & a versatile study
- Four double bedrooms, a family bathroom & a ground floor shower room
- Wrap-around garden offering endless possibilities for outdoor activities and enjoyment
- Driveway providing ample off-road parking & a double garage for storage options
- Potential to covert the garage (stpp)
- In close proximity to the village hall, St Michaels church, infant school and bus routes into Stalham, offering a wider range of amenities

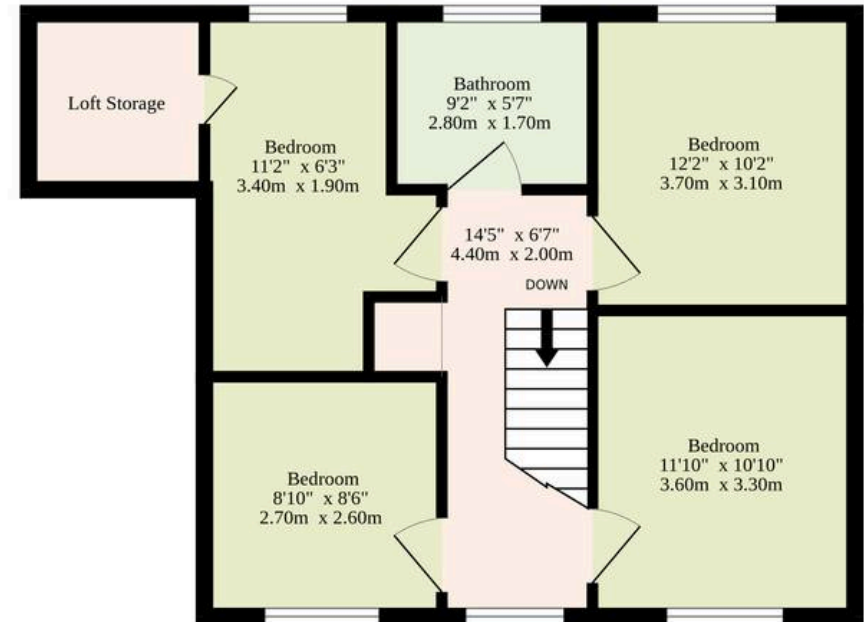




**Ground Floor**  
1006 sq.ft. (93.5 sq.m.) approx.



**1st Floor**  
541 sq.ft. (50.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1549sq.ft. (143.9 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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