



6 Goose Lane, Sutton

Guide Price £280,000 - £290,000

6 Goose Lane

Sutton, Norwich

Sweeping field views and a charming cottage feel set the tone for this characterful three-bedroom home. A welcoming entrance leads to a rich blue sitting room with a striking log burner and exposed brick features, flowing seamlessly into the dining room and light-filled garden room with French doors to the rear. The timeless Shaker-style kitchen offers wooden work surfaces and ample space for appliances, offering classic appeal. Upstairs, three well-sized bedrooms and a crisp white three-piece bathroom provide comfortable living. Outside, a private rear garden with a quirky summer house/bar and a generous shingle driveway complete this inviting countryside home.

The Location

Nestled on Goose Lane, Sutton, offering an idyllic location for those seeking a peaceful and family-friendly community. This charming village is the epitome of rural living, boasting an ideal location for school catchment with a range of educational options. The presence of a quaint church adds to the village's picturesque charm.

Furthermore, Sutton enjoys easy access to nearby Stalham, where you can find additional amenities, including a Tesco supermarket, for your everyday needs. Additionally, the proximity to Wroxham opens the door to a broader range of conveniences and connections, as it offers access to Norwich, making this location the perfect blend of countryside and accessibility.





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Goose Lane

This charming three-bedroom home blends character with a cottage feel, all while enjoying sweeping field views that stretch far beyond its frontage. A welcoming entrance hall makes for an easy arrival, complete with a conveniently placed adjacent WC.

Step swiftly into the sitting room, where a rich blue palette sets a warm and inviting tone, complemented by a log burner nestled beneath exposed brick features. This cosy space flows effortlessly into the dining room, where the deep hues continue, creating a bold yet homely backdrop for gatherings. Beyond, an extended garden room provides an additional reception area, bathed in natural light and opening through elegant French doors onto the rear garden.

The kitchen brings a timeless appeal with its classic Shaker-style units, wooden work surfaces and ample space for appliances, making it as practical as it is stylish.





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Upstairs, three well-proportioned bedrooms offer comfortable accommodation, each full of charm and character, while the functional three-piece bathroom features a crisp white suite. The rear garden is a private and peaceful environment, enhanced by a quirky summer house-turned-bar, perfect for entertaining or unwinding.

To the front, a shingle driveway provides ample parking, ensuring convenience to match the home's undeniable charm. With its blend of period features, bold yet tasteful interiors, and idyllic surroundings, this property delivers both warmth and practicality in equal measure.

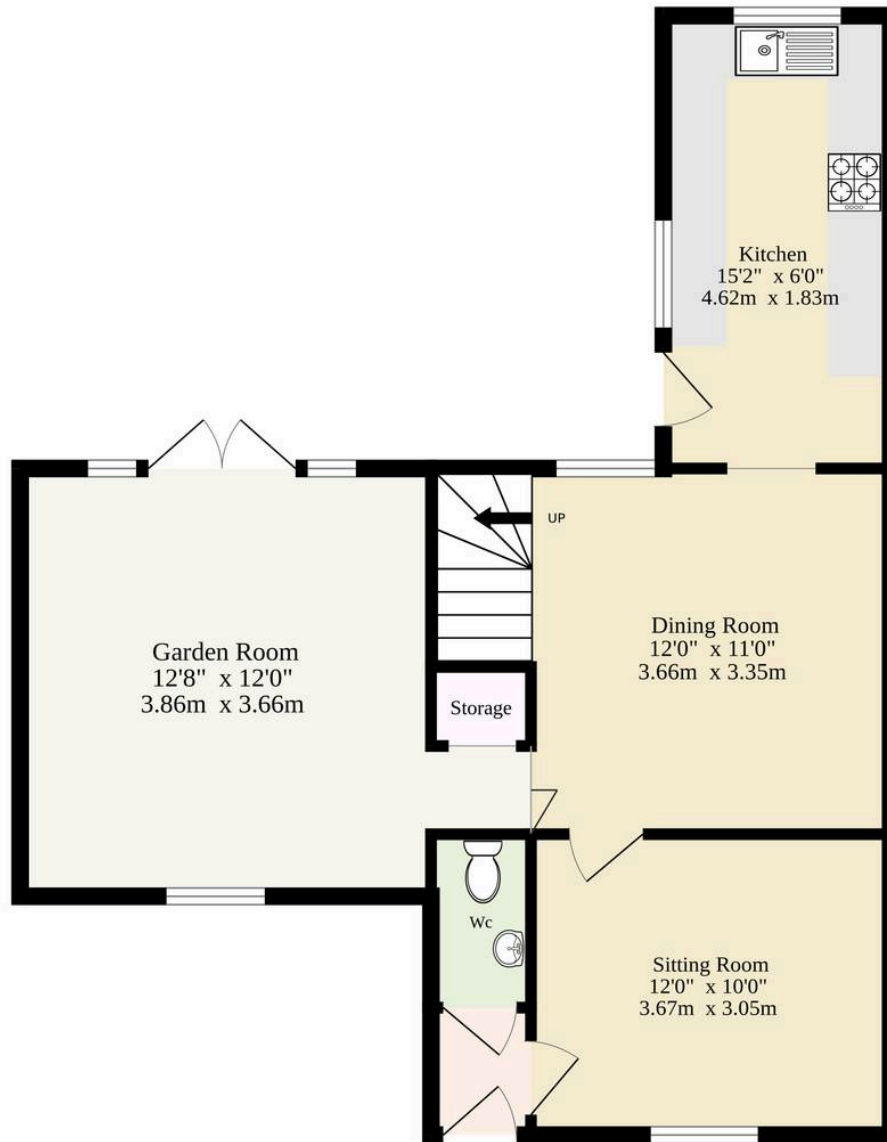
Agents Note

Sold Freehold

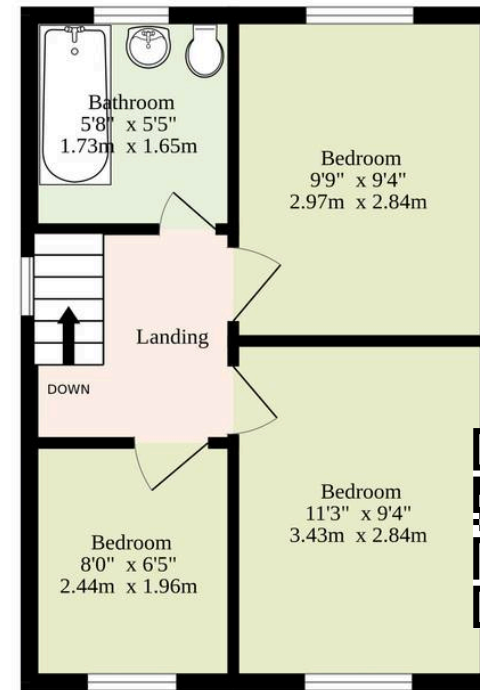
Connected to all mains services



Ground Floor
522 sq.ft. (48.5 sq.m.) approx.



1st Floor
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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