

Aldreds
Estate Agents



75 Neville Road, Sutton, Norwich, NR12 9RP

£185,000



3



1



1



E



£185,000

75 Neville Road

Sutton, Norwich, NR12 9RP

- Semi Detached House
- Wood Burning Stove & Electric Heating
- Garage En-Bloc
- Loung & Dining Room
- Ideal First Time Buy/Investment Purchase
- Three Bedrooms
- Generous Rear Garden
- Popular Broadland Village
- Further Potential to Improve
- Offered With No Onward Chain

Aldreds are pleased to offer this three bedroom semi detached house located in the popular Broadland village of Sutton. This nicely positioned property offers accommodation including an entrance hall, lounge, dining room, kitchen, three bedrooms and a first-floor bathroom.

The property offers a wood burning stove and electric heating, a generous enclosed rear garden and a garage en-bloc. Now offered with no onward chain. An ideal first time buy/investment purchase.



Entrance Hall

Part glazed entrance door with glazed side panel, power points, telephone point, stairs to first floor landing, door giving access to;

Lounge 13'10" x 12'8" reducing to 10'7" (4.22m x 3.87m reducing to 3.25m)

Window to front aspect, power points, television point, wood burning stove on a tiled hearth, access to;

Dining Room 10'1" x 7'7" (3.09m x 2.33m)

Glazed French doors to rear garden with glazed side panel, power points, doorway to;

Kitchen 10'2" x 7'10" (3.1m x 2.41m)

Rear facing window, under stair cupboard, range of fitted units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, power points, electric cooker point, extractor, plumbing for washing machine.





First Floor Landing

Airing cupboard housing hot water cylinder with immersion heater, loft access, power points, doors leading off;

Bedroom 1 12'1" x 8'11" (3.69m x 2.72m)

Window to front aspect, wall mounted electric heater, power points, television point.

Bedroom 2 11'10" x 8'11" at max (3.63m x 2.72m at max)

Window to rear aspect, power points, wall mounted electric heater.

Bedroom 3 9'3" x 6'9" at max (2.82m x 2.06m at max)

Window to front aspect, wall mounted electric heater, power points, built-in cupboard with fitted shelving.

Bathroom

Rear facing obscure glazed window, white suite comprising panelled bath with central mixer tap, electric shower and shower screen over, low level w.c, pedestal hand wash basin, wall mounted electric heater.

Directions

From Aldreds Stalham office proceed along St Johns Road turning right onto Brumstead Road, at the 'T' junction turn right towards the mini roundabouts, bearing left onto Old Yarmouth Road, turn right onto Neville Road and continue to where the round bends round to the right, where the property can be found on the left hand side of the open grass area to the left of the road, located by our 'For Sale' board.



Outside

The property offers a garage en-bloc, pedestrian access to the front via a pathway with lawned front garden. To the rear of the property is a generous garden, with a South/South Easterly aspect, close board panel fencing to boundaries with a large area of paved patio and the remainder is mainly shingled with a gate giving pedestrian access to the side.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council. Band 'B'

Location

Sutton is a small Broadland Village situated in close proximity of Stalham. There is an attractive staithe on the upper reaches of the River Ant, a garden centre and a popular Public House. The adjoining Stalham is a small Broadland Town with its own facilities which include schools, a variety of High Street shops including a supermarket, food outlets, health centre, post office and library.

Reference

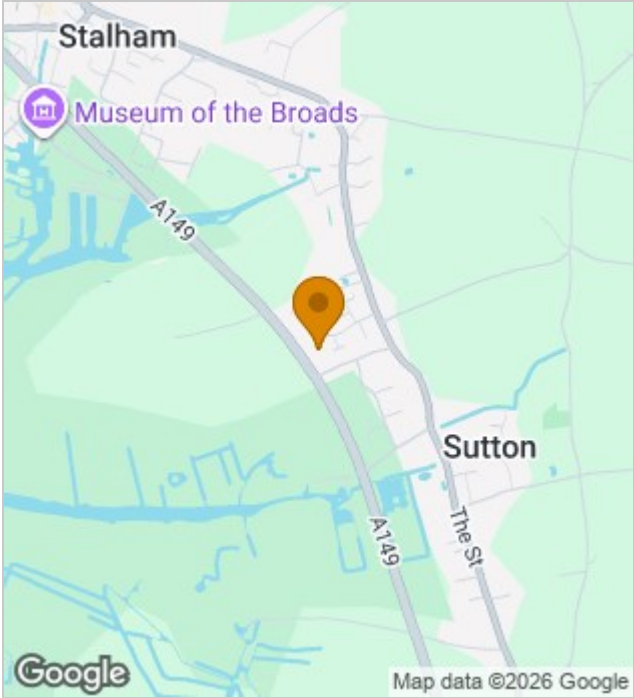
PJL/S10054



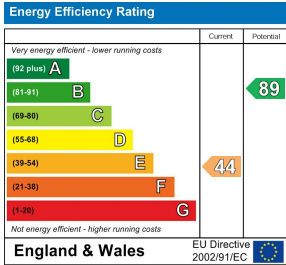
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.