Aldreds
Estate Agents



69 Neville Road, Sutton, NR12 9RP

£160,000

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69 Neville Road

Sutton, Norwich, NR12 9RP

£160,000

- Nicely Located Family House
- Lots of Potential to Improve
- Storage & Electric Heating
- Garage en Bloc
- Be Quick to View!
- Offered with No Onward Chain
- uPVC Sealed Unit Double Glazed Windows
- Gardens to Front and Rear
- Popular Broadland Location



Aldreds are pleased to offer this three bedroom end of terrace house in the popular Broadland village of Sutton. Nicely positioned within this popular after residential area, this well priced home offers lots of potential for further improvement, with accommodation including an entrance hall, a 7.44m long lounge/diner, conservatory, kitchen, three bedrooms and a first floor wet room style shower room.

The property offers electric and storage heating, an enclosed rear garden and a garage en bloc. Offered with no onward chain. Be quick to view!





Entrance Hall

Obscure glazed entrance door with glazed side panel, wall mounted electric heater, power points, stairs to first floor landing, door giving access to:

Lounge/Diner 24'4" x 12'11" reducing to 7'7" (7.44m x 3.96m reducing to 2.32m)

A spacious double aspect room with window front, rear inward facing window and door giving access to conservatory, two storage heaters, power points, television point, telephone point, door giving access to:

Conservatory 9'8" x 9'1" (2.95m x 2.77m)

Of a UPVC sealed unit double glazed construction with a solid roof on a brick built base with doors giving access to garden.

Kitchen 10'1" x 7'11" (3.09m x 2.42m)

Rear facing window, a range of fitted kitchen units with rolled edge work surface and tiled splashbacks, stainless steel sink with mixer tap, plumbing for washing machine, under stair cupboard, ventilation.



First floor landing

Storage heater, loft access, airing cupboard housing hot water cylinder with immersion heater, power point, doors leading off.

Bedroom 1 12'0" x 8'10" (3.66m x 2.7m)

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

Bedroom 2 12'0" x 8'11" reducing to 6'0" (3.66m x 2.74m reducing to 1.83m)

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

Bedroom 3 9'2" reducing to 6'5" x 6'9" at max (2.8m reducing to 1.98m x 2.06m at max)

Front facing window, power points, storage heater, over-stairwell cupboard.

Wet Room

A wet room style shower room with rear facing obscure glazed window, ventilation, fully tiled walls, non-slip flooring with floor drain and electric shower over, wall-mounted electric heater with integrated towel rail, pedestal hand wash basin, low level WC.

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 to the left hand side, set back from the road and facing a communal grass area.



Outside
The property offers gardens to the front and rear. The rear garden is enclosed with close board panelled fencing to boundaries, with pedestrian gates giving access to side and rear. The property offers a garage en bloc.

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.

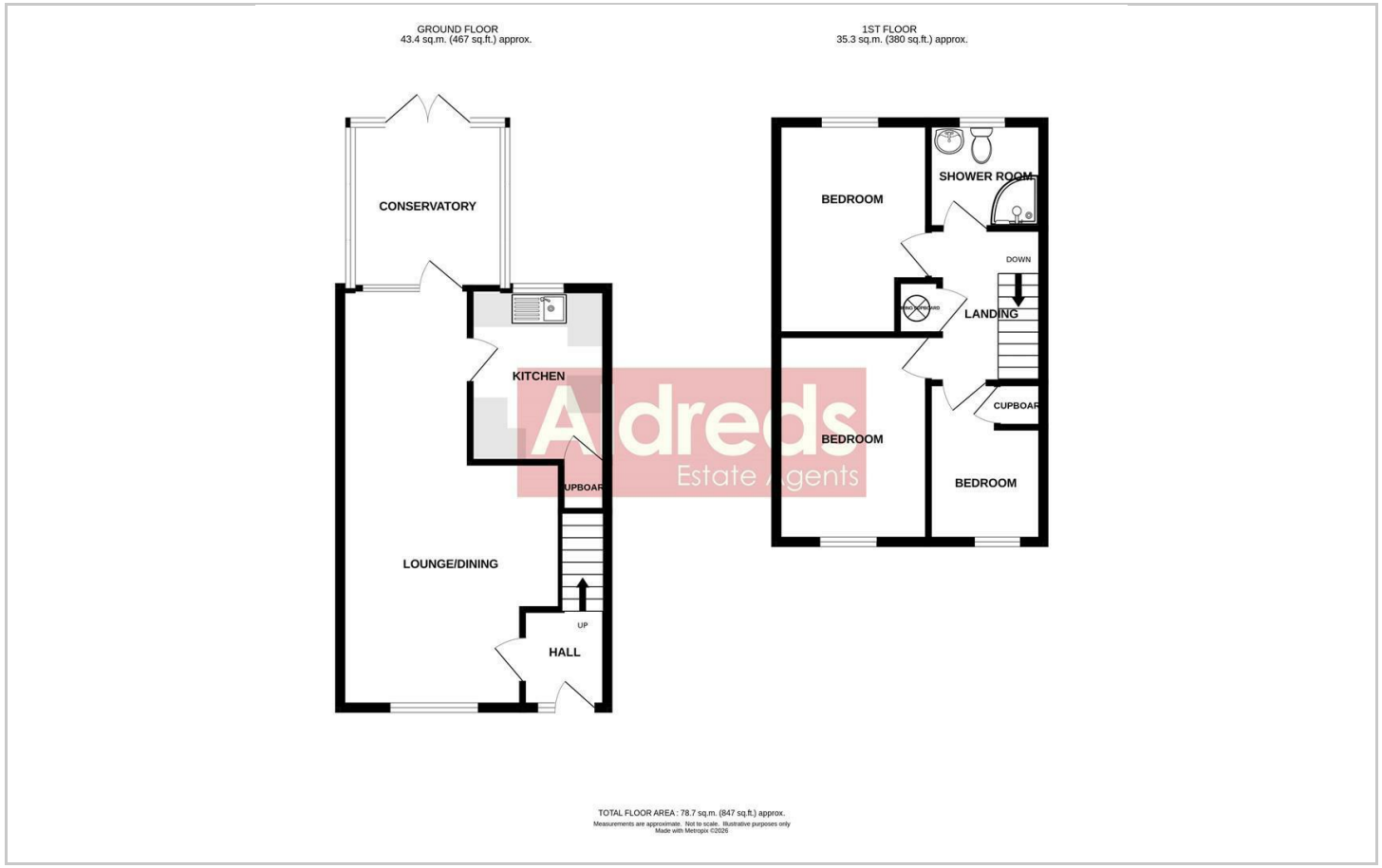
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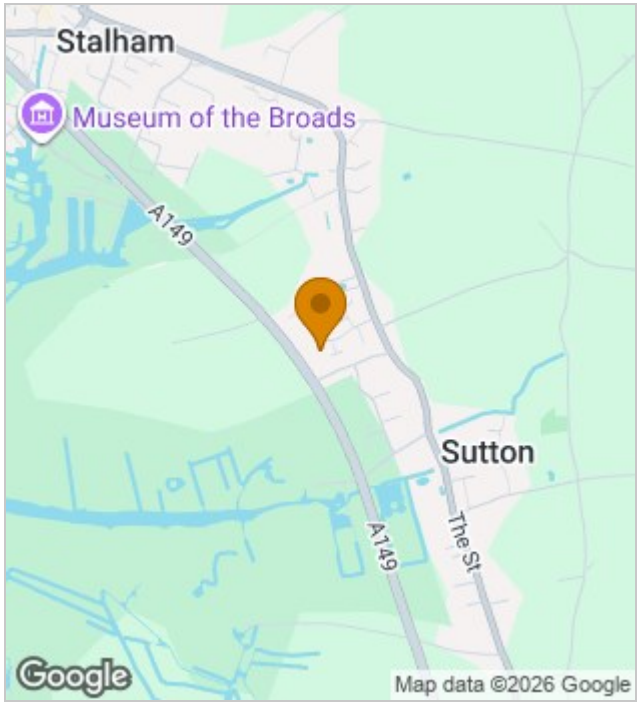




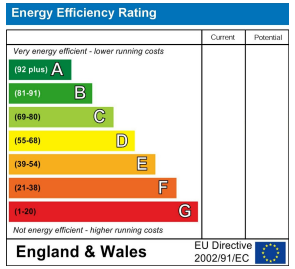
Floor Plans



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.

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