



Too Doors Moor Road, Sutton, NR12 9QN

Offers Over £475,000





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Sutton, Norwich, NR12 9QN

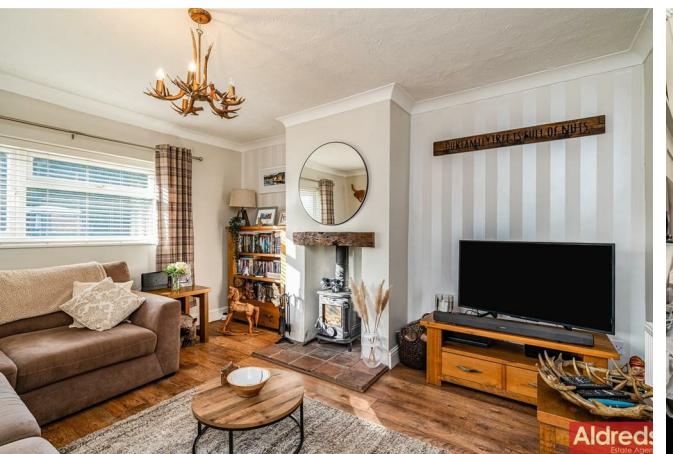
Offers Over £475,000

- Spacious Detached Bungalow
- Impressive Open Plan Kitchen/Dining/Living Space
- Luxurious Bathroom
- Garage, Workshop & Home Office
- Popular Broadland Village
- Four Bedrooms
- Additional Lounge
- Oil Central Heating
- Generous Garden & Large Driveway
- Must View to Appreciate!

Aldreds are delighted to offer this beautifully presented, four bedroom detached bungalow situated in a generous plot within the popular Broadland village of Sutton.

This beautifully presented home has been lovingly improved by the current owners and offers accommodation including four double bedrooms, an impressive open plan kitchen/dining/living space backing onto the large garden, a lounge with woodburning stove and a luxurious bathroom.

A particular feature of this home is the generous driveway with parking space for numerous vehicles and the large timber garage block incorporating a home office workspace. Early internal viewing is strongly recommended to appreciate this impressive Broadland property.



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Entrance Hall

A spacious entrance hall with part glazed entrance door, tiled flooring, radiator, power point, loft access, smoke detector, inset ceiling lighting, doors leading off;

Bedroom 1 14'6" x 10'2" (4.43m x 3.12m)

A pleasant room with windows to front and side aspects, radiator, power points, television point, part panelled walls, bedside wall lighting.

Bathroom 11'5" x 8'8" (3.49m x 2.65m)

A luxurious bathroom with obscure glazed window to side aspect, fully tiled walls and floor, free standing bath with pillar mixer tap with shower attachment, low level w.c, 'His and Hers' hand wash basin within a fitted storage unit, tiled shower cubicle with floor drain, raindrop shower head, ventilation, inset ceiling lighting on entry movement sensor, two heated towel rails.

Lounge 13'5" x 12'8" at max (4.11m x 3.87m at max)

Double aspect room with windows to front and side, radiator, power points, television point, telephone point, wood burning stove on a Pamment tiled hearth with timber beam mantel.

Open Plan Kitchen/Dining/Living Room



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 and turn left into Yarmouth Road. Continue into the village of Sutton onto Old Yarmouth Road, turn right onto Moor Road and continue to the end of the road, where the property can be found on the right hand side.



Kitchen/Dining Area 18'10" x 11'1" (5.76m x 3.4m)

With window to side aspect, glazed French doors leading to rear garden, tiled flooring, a range of Shaker style kitchen units with work surface and splash backs, ceramic sink drainer with mixer tap, plumbing for washing machine, integrated electric double oven, ceramic hob and stainless steel chimney extractor, space and housing for American style fridge-freezer, island unit with integrated breakfast bar, dishwasher, plinth heater, inset ceiling lighting, open plan access to;

Living Area 18'4" x 9'10" (5.6m x 3.02m)

Glazed side and rear aspects allowing a lovely garden view with glazed French doors leading to patio, tiled flooring, vaulted ceiling with roof light to side aspect and inset ceiling lighting, wood burning stove on a granite hearth, power points, television point, under floor heating, door giving access to;

Rear Hallway

Radiator, built-in cupboard, smoke detector, power points, doors leading off;

Bedroom 3 10'8" x 9'4" (3.27m x 2.85m)

Window to rear aspect, radiator, power points.

Bedroom 4 11'0" x 8'6" (3.37m x 2.6m)

Window to side aspect, radiator, power points.



Outside

The property occupies a generous plot with a large shingle driveway to the front and the side of the property providing ample parking space for numerous vehicles, leading on to the garage block to the side.

Garage Block

Divided into three areas and incorporating a home office.

Open fronted Car Bay 18'6" x 8'10" (5.65m x 2.7m)

Power, lighting, side service door, door too:

Enclosed Garage 24'9" x 8'7" (7.56m x 2.64m)

A great garage or work space with front and rear facing double doors, power and lighting.

Home Office 8'7" 5'9" (2.63m 1.76m)

Glazed entrance door, garden facing window, power and lighting.

Gardens

The property offers a well maintained, generous garden, laid to lawn with paved pathways, patio area with timber pergola, a wonderful covered outdoor kitchen/barbecue area, timber garden sheds and stores. The garden is nicely private with mature hedgerows and close board panel fencing to boundaries, planting and shrubbery to borders.

Tenure

Freehold

Services

Mains water, electric & drainage

Council Tax

North Norfolk District Council. Band 'D'

Location

Sutton is a small Broadland Village situated in close proximity of Stalham. There is an attractive staith 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/S10030



Floor Plans

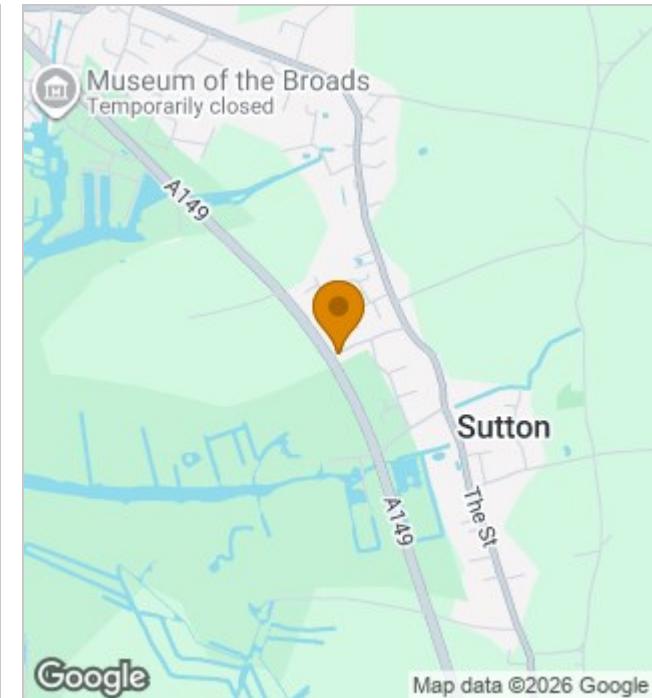


Total floor area 118.4 m² (1,275 sq.ft.) approx

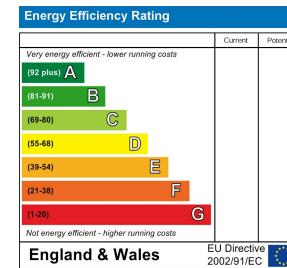
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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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