

Aldreds
Estate Agents

Mill View Sutton Road, Catfield, NR29 5BG

£460,000

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Mill View Sutton Road

Catfield, NR29 5BG

- Spacious Detached House
- Three/Four Reception Rooms
- 'In & Out' Style Driveway
- Modern Fitted Kitchen Diner
- Popular Broadland Location
- Attractive Views
- Four/Five Bedrooms
- LPG Central Heating
- Generous Garden and Open Views
- Early Internal Viewing Is Recommended



Aldreds are pleased to offer this extremely spacious four/five bedroom detached house situated in a pleasant non estate position on the outskirts of the Broadland village of Catfield. This spacious home offers accommodation including four/five bedrooms, a spacious lounge, garden room, snug, kitchen/diner, utility room, en-suite shower room and family bathroom. The property offers LPG central heating, uPVC sealed unit double glazed windows. A Particular feature of the property is the generous garden with 'in and out' driveway with attractive views across to opnen farmland. Early internal viewing if highly recommended.





Entrance Hall
Obscure glazed entrance door with glazed side panels, tiled flooring, radiator, power points, stairs leading to first floor landing, doors leading off;

Cloakroom
Front facing obscure glazed window, tiled flooring, low level w.c., hand wash basin within a fitted unit with tiled splash back, radiator.

Lounge 19'5" ext to 22'0" x 11'2" (5.93m ext to 6.72m x 3.41m)
With a bay window to front aspect, two radiators, timber fireplace surround with a cast iron inset, tiled hearth, power points, television point, glazed door with inward facing windows leading to;

Garden Room 11'9" x 9'3" (3.6m x 2.83m)
Sliding patio doors to rear, vaulted ceiling with roof light, power points, wall lighting, part glazed door giving access to;

Sitting Room/Ground Floor Bedroom 5 11'9" x 9'3" (3.6m x 2.83m)
Vaulted ceiling with roof light to rear aspect, sliding patio doors to side, glazed panel to rear.



Study 9'6" x 7'11" (2.91m x 2.42m)
Rear inward facing window, radiator, power points.

Kitchen/Diner 19'5" ext to 22'2" x 9'4" at max (5.94m ext to 6.77m x 2.85m at max)
A spacious double aspect room with bay window to front and rear facing window onto garden, tiled flooring, radiator, power points, television points, a range of modern fitted kitchen units with rolled edge work surface and upstand, sink drainer with mixer tap, ranger cooker with chimney style extractor over, built-in appliances including dishwasher, microwave, door giving access to snug and doorway to;

Utility Room 9'6" x 5'5" (2.92m x 1.67m)
Rear facing window, glazed door to rear garden, tiled flooring, radiator, a range of fitted units with rolled edge work surface, power points, plumbing for washing machine, space for American style fridge-freezer, electric consumer unit.

Snug 11'4" at max x 9'6" (3.46m at max x 2.92m)
Windows to front and side aspects, radiator, power points, boiler for hot water and central heating, lighting, inset shelving.

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

Directions

From Aldreds Stalham Office proceed towards Great Yarmouth along the A149. At the Catfield junction with Sutton Road, turn left as if heading back towards Sutton, where the property can be found immediatley to the right hand side, set back behind a wooded area and located by our 'FOR SALE' board.





Bedroom 1 13'2" at max x 9'4" (4.03m at max x 2.86m)
Window to front aspect, built-in wardrobe, radiator, a range of fitted bedroom furniture, power points, door giving access to;

En-Suite Shower Room
Rear facing obscure glazed window, tiled shower cubicle with raindrop shower head, hand wash basin within a fitted storage unit with tiled splash back, low level w.c., radiator.

Bedroom 2 11'2" x 9'3" plus doorwell (3.41m x 2.84m plus doorwell)
Window to front aspect, radiator, power points, television point.

Bedroom 3 11'2" x 9'8" at max (3.41m x 2.95m at max)
Window to rear aspect, radiator, power points, television point.

Bedroom 4 9'5" red to 7'4" x 7'4" (2.89m red to 2.26m x 2.24m)
Window to front aspect, radiator, power points, fitted bedroom furniture with cabin style bed.

Bathroom
Obscure glazed window to rear aspect, hand wash basin within a fitted storage unit with tiled splash back, panelled P-shape bath with shower screen and raindrop shower head over, low level w.c, heated towel rail.

Outside
The property occupies a generous plot with a spacious 'in and out' driveway to the front. to the rear is a generous garden with a variety of mature shrubbery and planting, timber summerhouse with power supply, a selection of timber stores and sheds, the rear garden is predominately laid to lawn.

Tenure
Freehold.

Services
Mains water, electric and drainage.

Counil Tax
North Norfolk District Council - Band: 'D'

Location
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities and is approximately 3 miles distant, with Norwich and Great Yarmouth both approximately 14 miles.

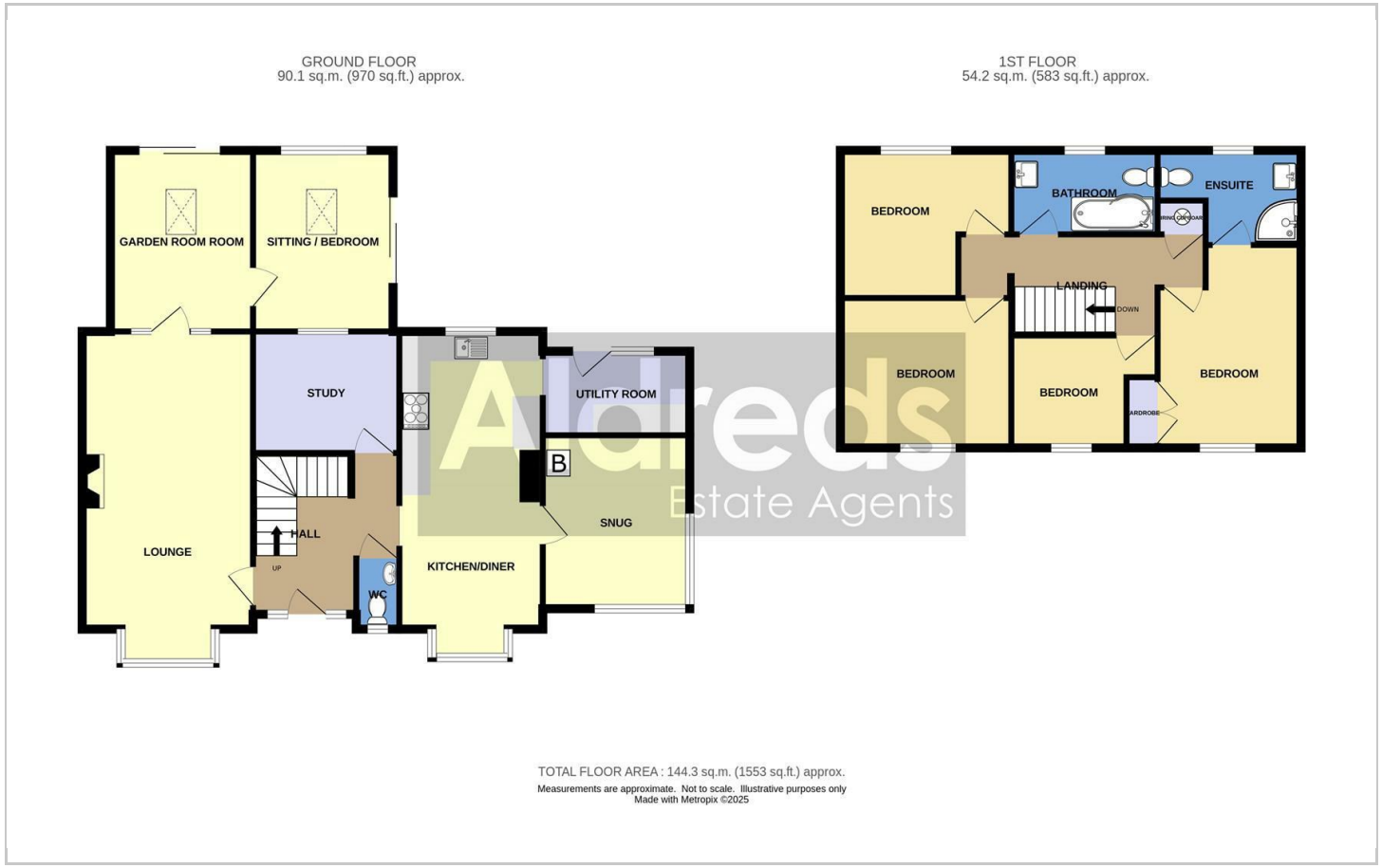
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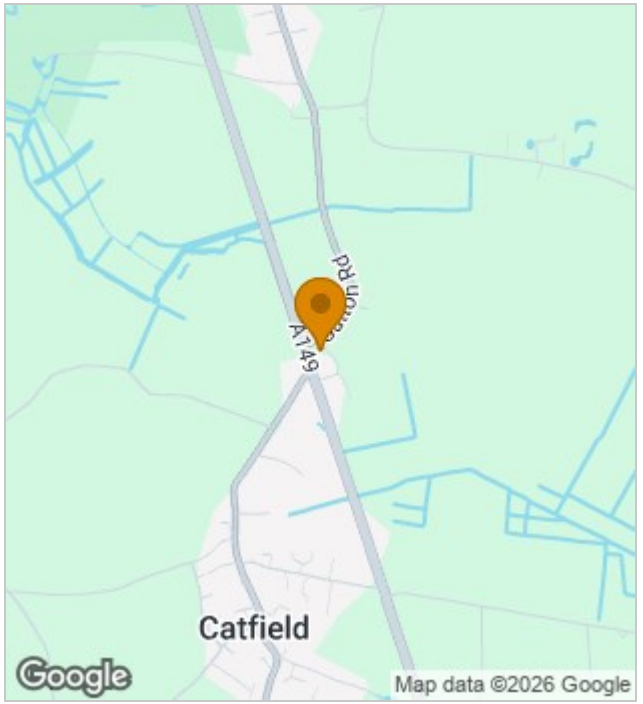




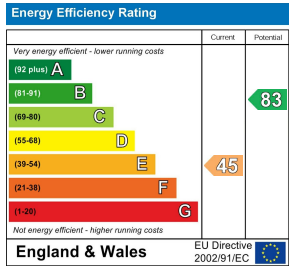
Floor Plans



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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