



House - Semi-Detached

**ELEVEN MILE LANE
SUTON
WYMONDHAM
NORFOLK
NR18 9JL**

Price Guide

£400,000

FEATURES

- Extended Family Home
- Five Bedrooms
- Sitting Room
- Kitchen/Family Room
- Wc
- Ensuite
- Field Views
- Garage
- Generous Parking
- 0.25 acre plot (stms)



5 Bedroom House - Semi-Detached located in Sutton

Nestled along Eleven Mile Lane in Sutton, Norfolk, this exceptional semi-detached house presents a rare opportunity for those seeking a spacious family home in a picturesque rural setting. Set on a generous 0.25-acre plot (subject to measured survey), the property boasts stunning field views to the front and field beyond to the rear, creating a serene backdrop for everyday living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a versatile downstairs bedroom or snug, perfect for relaxation or as a guest room. The inviting sitting room offers a comfortable space for family gatherings, while a convenient WC adds to the practicality of the ground floor. The heart of the home is undoubtedly the expansive kitchen/dining/family room, which is bathed in natural light and features doors that open out to the rear garden, making it an ideal space for entertaining.

The upper floor is home to a spacious principal bedroom complete with a generous ensuite shower room, ensuring a private retreat for the homeowners. Additionally, there are three further well-proportioned bedrooms and a family bathroom, providing ample accommodation for a growing family.

Outside, the property continues to impress with its gardens and extensive parking for up to nine vehicles, complemented by a carriage driveway. The gated side garden leads to a large lawned area, perfect for children to play or for hosting summer gatherings. A detached garage and an undercover seating area, which could easily accommodate a hot tub, enhance the outdoor experience. The patio area is perfect for al fresco dining during the warmer months.

In summary, this larger-than-average extended semi-detached family home in Sutton offers a wonderful blend of space, comfort, and rural charm, making it

an ideal choice for families looking to settle in a peaceful yet accessible location.

Entrance Hall

Sealed unit double glazed door to the front with stairs to the first floor landing, oak doors to bedroom four, wc and sitting room.

Wc

Sealed unit double glazed window to the side and wc.

Bedroom Four

12'0 x 10'0

Sealed unit double glazed window to the side, wc and wash hand basin.

Sitting Room

12'0 x 11'0

Sealed unit double glazed window to the front, radiator, feature panel wok to far wall and oak door to the inner hall.

Inner Hall

Sealed unit double glazed window to the rear, wall mounted gas boiler, oak doors to the cupboard and the kitchen/dining room.

Kitchen/Dining Room

22'0 max x 17'0 max

Sealed unit double glazed doors to the rear along with a window overlooking the rear garden. Sealed unit double glazed window to the front. Range of base and eye level units with integrated appliances to include, oven, hob cooker hood, dishwasher and space for fridge/freezer. Splash backs and tiled floor.

Landing

Sealed unit double glazed window to the front with oak style doors to all bedrooms and the family bathroom. Airing cupboard.

Principal Bedroom

22'0 max x 17'0 max

Sealed unit double glazed windows to both aspects overlooking farmland and the rear garden. Radiator. Range of built in wardrobes and oak style door to the ensuite shower room.

Bedroom Two

11'0 x 9'0

Sealed unit double glazed window to the front and radiator.

Bedroom Three

12'0 x 10'0

Sealed unit double glazed window to the front and rear aspects overlooking farmland to the front and garden to the rear. Radiator.

Bedroom Four

9'0 x 5'0

Sealed unit double glazed window to the rear, cupboard and radiator.

Family Bathroom

Sealed unit double glazed window to the rear, bath with screen and shower wash hand basin. Tiled splash backs.

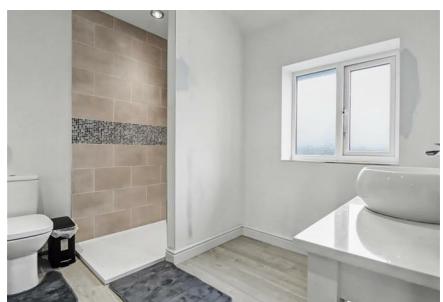
Outside

The front of the property is screened from the lane with slatted fencing with carriage driveway and further parking to the side. Gated access to the rear garden which is mainly laid to lawn with detached garage and undercover seating area, patio and fairly unoverlooked and plenty of space to catch the sunshine for the summer ahead.





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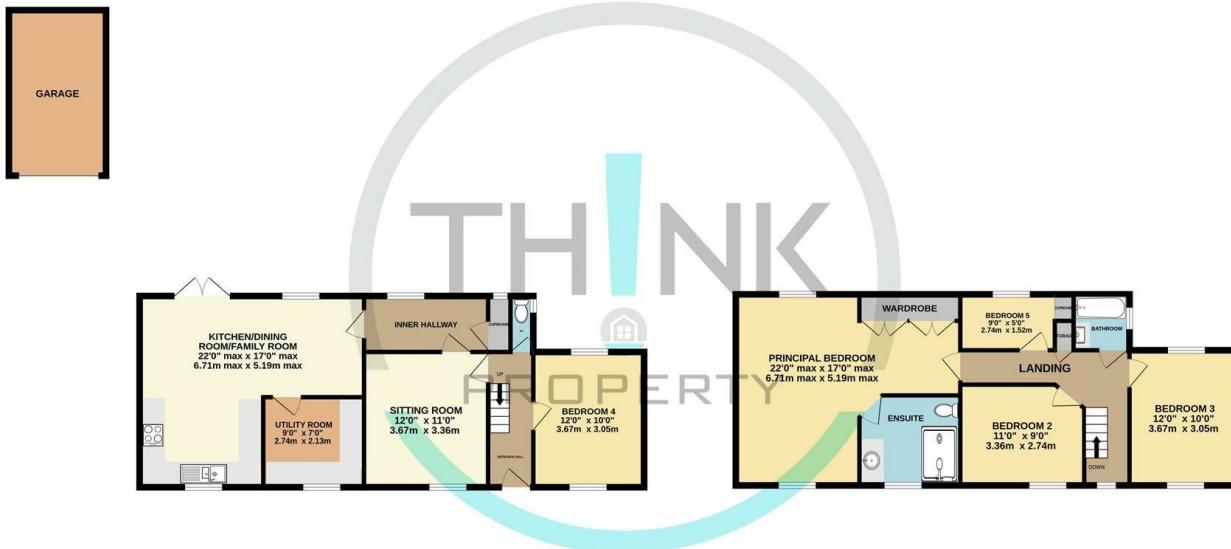
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Council Tax Band

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GROUND FLOOR 1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(33-54)	E		
(21-36)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

