

Aldreds
Estate Agents



3 Pond House Estate, Sutton, Norwich, NR12 9QY

£360,000



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£360,000

3 Pond House Estate

Sutton, NR12 9QY

- Detached House
- Work from Home Potential
- Lovely Mature Garden
- Oil Central Heating
- Popular Broadland Village
- Three / Four Bedrooms
- Desirable Location
- Spacious Driveway and Garage
- Ground Floor Shower Room
- Viewing Essential!

Aldreds are delighted to offer this spacious three/four bedroom detached house, situated in a much sought after position within the popular Broadland village of Sutton. This well appointed property offers generous accommodation including an entrance hall, 7.65m lounge/diner, kitchen/breakfast room, ground floor shower room, study/ground floor bedroom four, three first floor bedrooms and bathroom. The property offers oil fired central heating, sealed unit double glazed windows and delightful mature gardens with spacious driveway parking and garage. Early internal viewing is highly recommended to appreciate this well presented property, located in such a desirable position.



Entrance Hall

Part obscure glazed composite door, telephone point, radiator, stairs to the first floor landing, thermostat, built-in cupboard, doors leading off;

Lounge/Diner

A spacious double aspect room with window to front and glazed French doors leading to rear garden, brick fireplace back drop with open fireplace on a tiled hearth, power points, television point, two radiators, wall lighting.

Kitchen/Breakfast Room

Windows to front and side aspects, tiled flooring, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel double sink drainer, integrated LPG gas double oven and hob with extractor over, doors leading off;

Rear Lobby

Part glazed door to rear garden, tiled flooring, alcove providing washing machine space.



Hallway

Obscure glazed window to side, tiled flooring, doors giving access to;

Shower Room

Obscure glazed window to rear aspect, tiled walls and floor, low level w.c., pedestal hand wash basin, tiled shower cubicle with electric shower, radiator, ventilation.

Study/Ground Floor Bedroom 10'4" x 9'2" at max (3.15 x 2.79 (3.16 x 2.8) at max)

Window to rear aspect, built-in cupboard, radiator, power points.

First Floor Landing

Window to side aspect, loft access, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Bedroom 1 13'11" x 11'4" (4.24 x 3.45)

Window to front aspect allowing an attractive view across the garden towards the village pond, two radiators, power points.

Bedroom 2 11'4" x 10'10" (3.45 x 3.30)

Window to rear aspect, radiator, power points.

Directions

From Aldreds Stalham Office, proceed along St Johns Road to the junction with Brumstead Road, turn right and continue to the 'T' junction by the High School. Turn right towards the mini roundabouts, take 1st exit left onto Yarmouth Road, continue along passing into the village of Sutton, where the property can be found on the right hand side, just before the village pond, with our For Sale board displayed.



Bedroom 3

Window to front aspect, radiator, power points.

Bathroom

Two rear facing obscure glazed windows, fully tiled walls and floor, radiator, heated towel rail, shaver point, ventilation, white suite comprising of pedestal hand wash basin, low level w.c., panelled bath with electric shower over.

Garage 18'1" x 8'9" (5.51 x 2.67)

Front facing up and over door, side facing window, power and lighting.

Outside

The property is approached via a spacious shingled driveway providing ample parking and turning space for a number of vehicles, the property sits in a delightful mature garden with a large front garden with a selection of mature tree planting and shrubbery. To the rear is a delightful enclosed garden with close board panel fencing to boundaries, laid to lawn with shingled pathways, planting areas and patio (accessed from the living room), external oil fired boiler for hot water and central heating, uPVC oil storage tank, external lighting.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: D.

Energy Performance Certificate (EPC)

EPC Rating: E.

Location

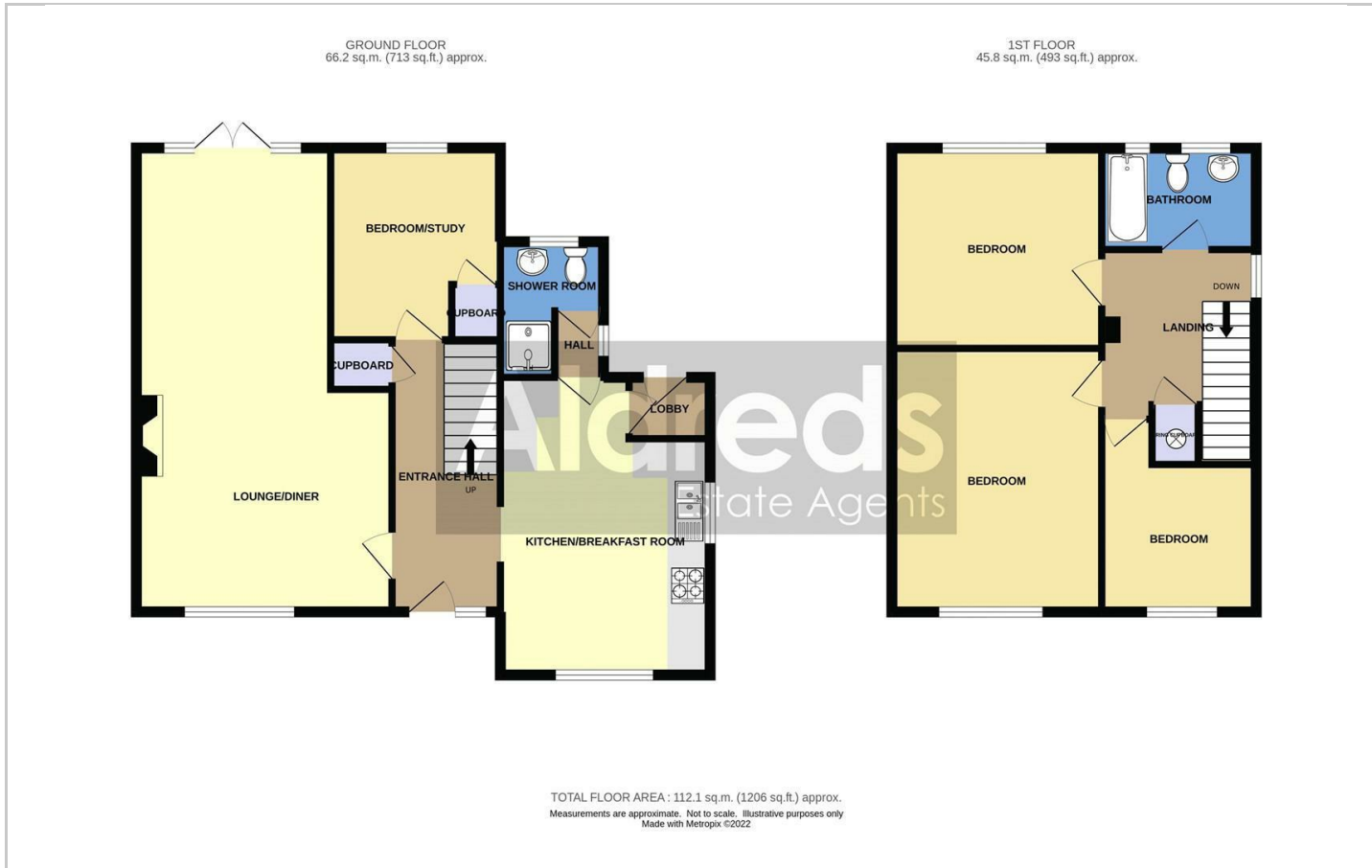
Sutton is a small Broadland Village situated in close proximity to Stalham. There is an attractive staithe on the upper reaches of the River Ant, a garden

centre and a popular Public House. The adjoining Stalham is a small Broadland Town with its own facilities which include a range of schools, a variety of High Street shops including a supermarket, health centre, post office and library.

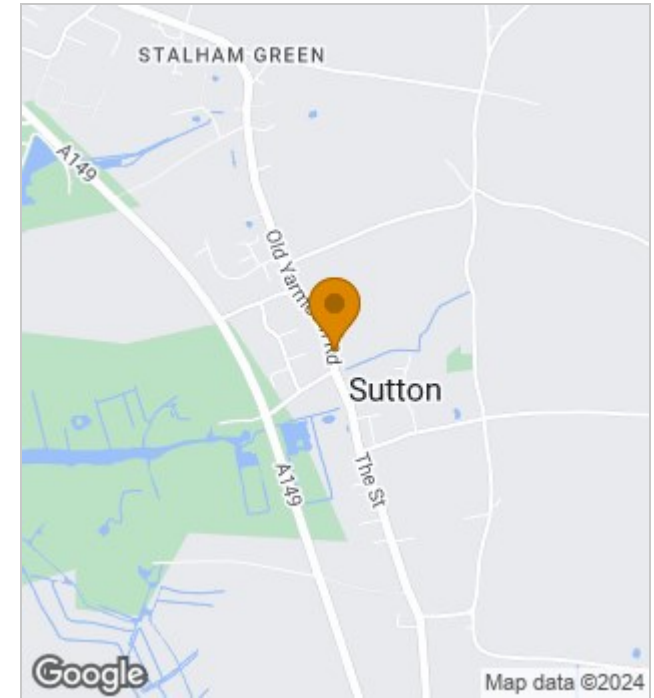
Reference

S9653/PJL

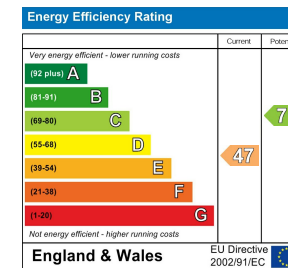
Floor Plans



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

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