



## 2 Pond House Estate, Sutton

Offers Over £350,000



## 2 Pond House Estate

### Sutton, Norwich

Tucked away behind a private entrance and framed by the scenic view of a large pond, this beautifully presented home offers modern comforts within a close-knit community setting. With generous off-road parking, a light-filled living and dining area, a stylish kitchen with high-end appliances, and a versatile three-bedroom layout, it's designed for both comfortable living and effortless entertaining. The expansive, private garden, with its decked terrace, laid to lawn, and detached garage/workshop, completes this exceptional offering.

#### Location

Pond House Estate is a peaceful residential area located in the village of Sutton, just a few miles southwest of Stalham in North Norfolk and located within the picturesque Norfolk Broads. This serene rural setting offers residents a quiet lifestyle while remaining conveniently connected to essential amenities. Local shopping needs are easily met in nearby Stalham, which features supermarkets, independent shops, and everyday services. Families benefit from a selection of well-regarded schools in close proximity, including Sutton CofE VC Infant School, Stalham Academy, and Stalham High School, all within a mile of the estate. Healthcare is also accessible, with GP and dental practices in Stalham and more comprehensive medical facilities available at the Norfolk and Norwich University Hospital around 15 miles away.

Transport links are well-supported by local bus routes serving Old Yarmouth Road, while Worstead Railway Station, approximately 8.8 km away, provides train services to Norwich and other destinations. Norwich International Airport is also within 20 km, offering convenient travel options. The village itself is home to a community-focused environment, complete with a pub, garden centre, and







## 2 Pond House Estate

Sutton, Norwich

Approached via a private entrance, this charming home welcomes you with a scenic journey past a large, scenic pond, setting the tone for the serene lifestyle it offers. A shingled driveway unfolds ahead, offering generous off-road parking for multiple vehicles, ideal for both residents and guests.

Step inside to a bright and inviting entrance hall, thoughtfully designed to offer a warm first impression. Just off the hall, a ground floor shower room adds convenience for everyday living and visiting guests.

The heart of the home is the expansive sitting/dining room, bathed in natural light from a wide front window and elegant rear French doors. These open out to the garden, blurring the lines between the indoor and outdoor spaces. Whether hosting dinner parties or enjoying quiet family evenings, this space perfectly balances relaxation and entertainment.

The kitchen is a practical and stylish workspace, featuring modern cabinetry and a Rangemaster oven, while an integrated dishwasher streamlines daily chores. There is also designated space for a fridge/freezer to complete this functional layout.







## 2 Pond House Estate

Sutton, Norwich

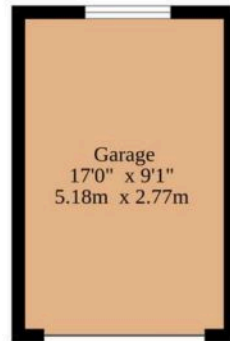
Upstairs, the first floor hosts three well-proportioned bedrooms, ideal for family living or adaptable as home office spaces. A modern family bathroom serves this floor, offering both comfort and functionality.

Externally, the property continues to impress with a large, private rear garden. Well-maintained, it features a generous lawn, a raised decked terrace perfect for al fresco dining, and mature planted borders that enhance privacy and beauty throughout the seasons. A detached garage/workshop at the rear provides ample storage or potential for a hobby space.

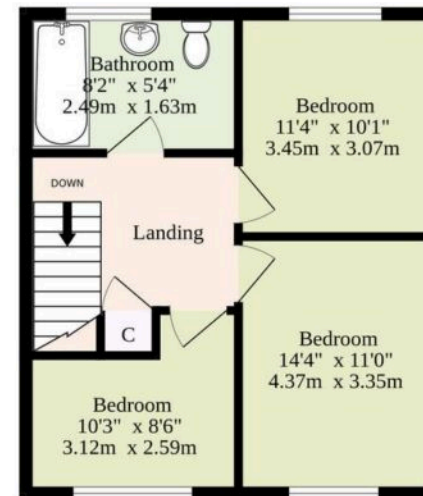
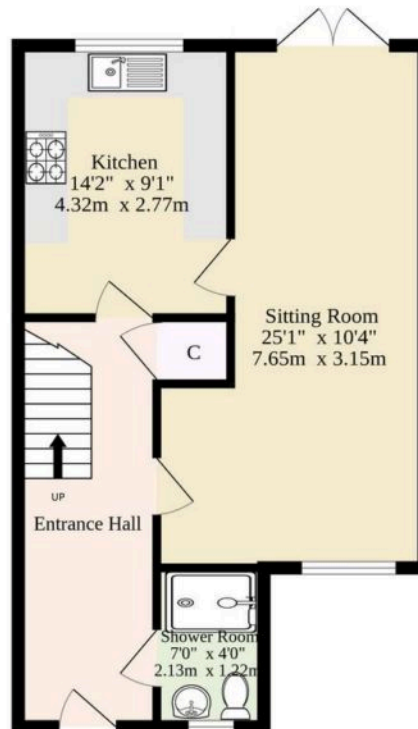
- Detached residence set within the beautiful Norfolk village of Sutton
- Perfect family home with spacious and well-presented accommodation
- Private entrance accessed via a shingled driveway that passes a large, scenic pond creating a lasting first impression
- Expansive sitting and dining room flooded with natural light from the rear French doors that open directly onto the garden
- Kitchen fitted with modern cabinetry, a Rangemaster oven, and an integrated dishwasher for convenience
- Three bedrooms on the first floor offering flexibility for family accommodation or home office use
- Well-appointed family bathroom designed to provide both comfort and functionality for all household members
- Large private garden featuring a decked terrace



Ground Floor  
697 sq.ft. (64.8 sq.m.) approx.



1st Floor  
480 sq.ft. (44.6 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

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.  
Made with Metropix ©2025

