



3 Pond House Estate, Sutton  
£350,000



# 3 Pond House Estate

## Sutton, Norwich

Village living at its finest, this charming detached home offers the perfect merge of peace, privacy and accessibility. Situated on Pond House Estate in Sutton, it boasts a family-friendly atmosphere while being conveniently close to Stalham and Wroxham for everyday amenities and transport links. The property has been thoughtfully extended, offering versatile living spaces with a spacious sitting room, kitchen/breakfast area, and ground floor study or bedroom. Outside, the beautifully landscaped gardens, private driveway, and garage add to the home's appeal. With its ideal location, spacious layout, and proximity to both countryside and town, this home is an exceptional choice for those seeking a comfortable and convenient lifestyle.

### The Location

Positioned on Pond House Estate, Sutton, offering an idyllic location for those seeking a peaceful and family-friendly community. This charming village is the epitome of rural living, boasting an ideal location for school catchment with a range of educational options. The presence of a quaint church adds to the village's picturesque charm.

Furthermore, Sutton enjoys easy access to nearby Stalham, where you can find additional amenities, including a Tesco supermarket, for your everyday needs. Additionally, the proximity to Wroxham opens the door to a broader range of conveniences and connections, as it offers access to Norwich, making this location the perfect blend of countryside and accessibility.







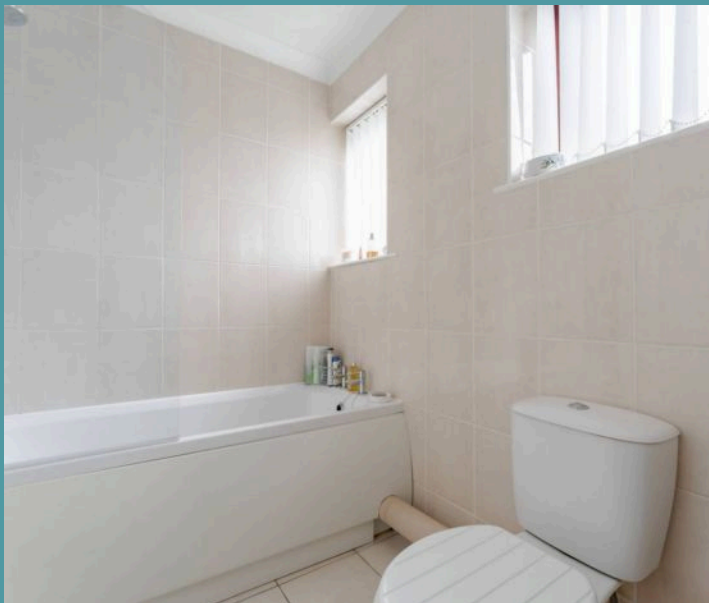
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### Pond House Estate

This charming detached home is ideally positioned in a serene, non-estate location within a small village, offering both peace and convenience. The property has been thoughtfully extended, providing spacious living across two floors and is perfect for those seeking versatile accommodation. Its prime location is just a stone's throw from Stalham, a vibrant market town that boasts a wide variety of shops, schools and supermarkets.

Upon entering, you are greeted by a welcoming hallway leading to the expansive sitting room, where a stunning brick feature wall and an open fire create a cosy focal point. The room is bathed in natural light thanks to the patio doors that open onto the garden, offering an inviting connection to the outdoors. The nearby kitchen/breakfast room is generous in size and provides ample space for dining, with direct access to a practical rear lobby and a convenient shower room, adding to the property's functionality.







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The ground floor features a versatile study/bedroom, which could also serve as a perfect office or guest room, along with useful storage, making this home ideal for those with limited mobility or those looking for a flexible layout. Upstairs, three well-proportioned bedrooms are complemented by a three-piece bathroom, offering both comfort and privacy for the whole family.

Outside, the property is surrounded by a beautifully landscaped front garden with mature trees, offering a sense of seclusion and privacy. The driveway leads to a garage, with additional parking space at the front.

The rear garden is equally private, featuring a lawn surrounded by mature shrubs, creating a peaceful outdoor space. This home provides an excellent opportunity to enjoy village living with all the conveniences of town just moments away.

### Agents Note

Sold Freehold

TPO on tree in the front garden

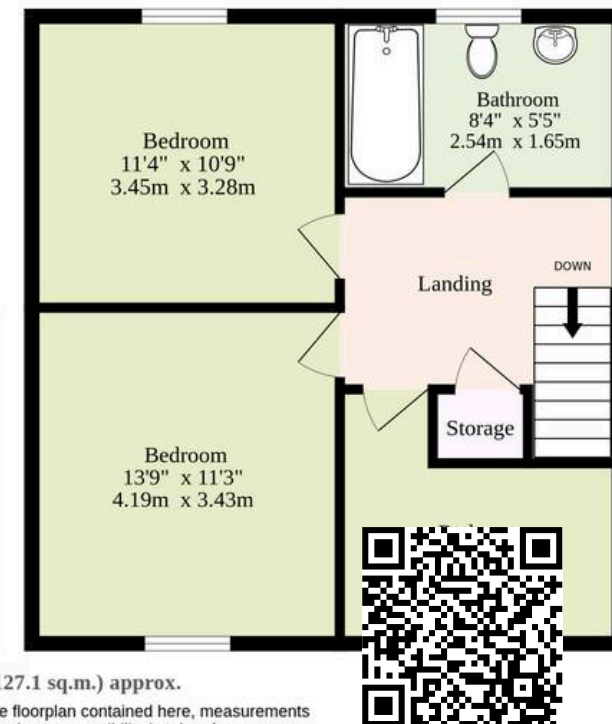
Connected to oil-fired heating (new oil tank 2 yrs ago) alongside remaining mains services



Ground Floor  
906 sq.ft. (84.2 sq.m.) approx.



1st Floor  
462 sq.ft. (42.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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.  
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