



Utopia Post Office Lane, Saxthorpe

Guide Price £375,000

Utopia Post Office Lane

Saxthorpe, Norwich

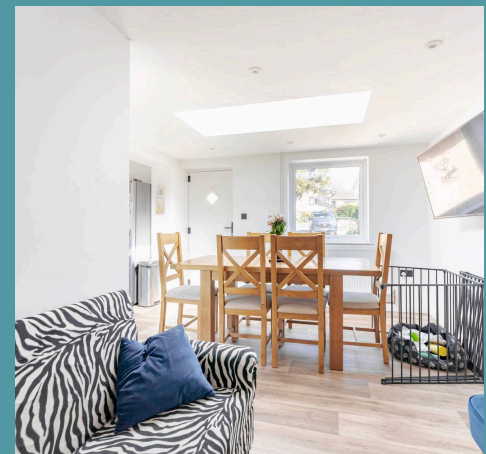
Guide Price £375,000 - £400,000. Light pours through this home in Saxthorpe on a quiet lane, where a beautifully updated three-bedroom bungalow brings style, space and scope together on an impressive plot. Designed with everyday comfort and future flexibility in mind, the home already benefits from approved planning permission for a front extension. A standout open-plan kitchen/diner/family room delivers natural light in abundance, paired with generous proportions and direct access to both the front and rear gardens. The layout continues with a welcoming lounge featuring a wood burner, three bright and airy bedrooms, and a fresh, modern bathroom. Outside, the extensive rear garden is ideal for entertaining or expanding your outdoor lifestyle, while a shingled driveway and garage provide ample parking and storage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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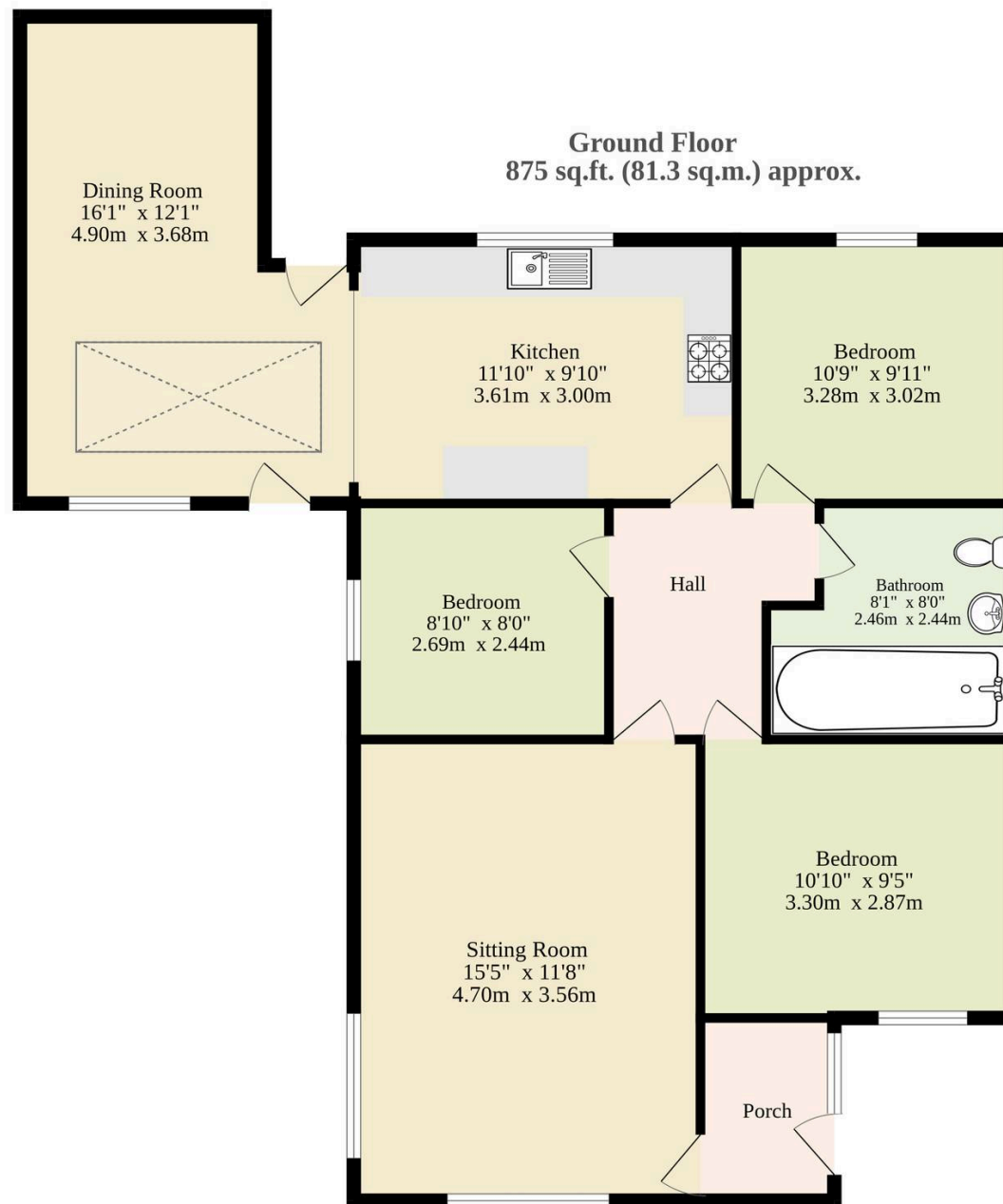
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The Location

Utopia, located on Post Office Lane in the charming village of Saxthorpe (NR11), enjoys an enviable position in the heart of the Norfolk countryside. Surrounded by picturesque landscapes, the property offers tranquil village living while being just a short drive from key amenities in nearby towns such as Aylsham and Holt.

The stunning North Norfolk coastline, with its beautiful beaches and nature reserves, is also within easy reach, offering an ideal blend of rural and coastal convenience. Excellent road links provide access to the historic city of Norwich, just 30 minutes away, with its vibrant shopping, dining, and cultural scene, making this an attractive





TOTAL FLOOR AREA : 875 sq.ft. (81.3 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.
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