



13 Elmhurst Avenue, Sutton
£315,000

13 Elmhurst Avenue

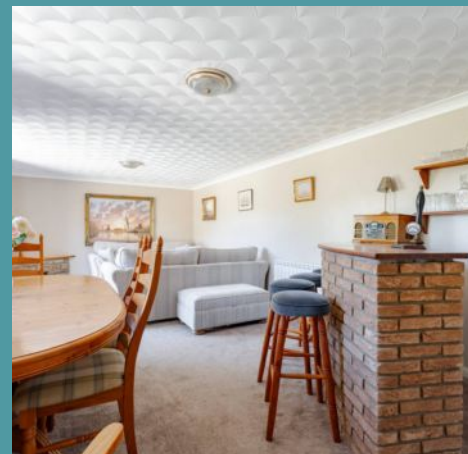
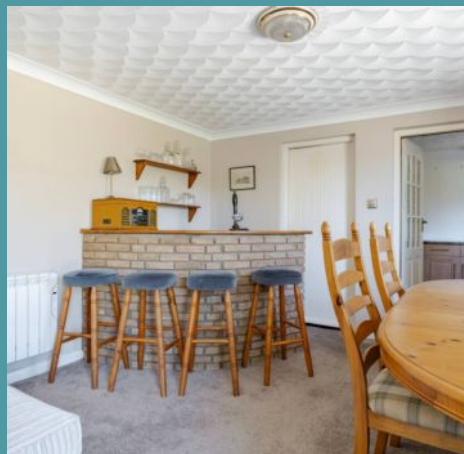
Sutton, Norwich

Positioned on Elmhurst Avenue in the quiet village of Sutton, this substantial three-bedroom home offers generous interiors and an exceptional plot with scope to extend (STPP). A wide gravelled driveway, double garage and mature frontage set the tone for space, privacy and potential. Inside, two reception rooms, a practical kitchen with utility, and a sleek modern shower room provide versatile, well-planned living. The vast rear garden is fully enclosed, ideal for entertaining, family fun or pets. Perfectly placed for school catchment and village life, with easy access to amenities in Stalham and onward connections via Wroxham. A rare opportunity to create your forever home in a peaceful yet well-connected setting.

The Location

Set on Elmhurst Avenue, 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 urban accessibility.





13 Elmhurst Avenue

Sutton, Norwich

Elmhurst Avenue, Sutton

Set within the peaceful surroundings of Sutton village, this large three-bedroom home opens with a generous gravelled driveway that instantly sets the scene for space, privacy and practicality. A lawned frontage, framed by mature hedging, adds a sense of greenery and softness while the double garage offers secure parking or excellent storage potential.

The home welcomes you into a wide entrance hall, with a convenient WC nearby, setting a spacious and well-planned tone that continues throughout.

Inside, two separate reception rooms give you the freedom to tailor the layout to your lifestyle — whether that's cosy evenings in, lively gatherings, or a dedicated home office. The kitchen is well-positioned with direct access to a handy utility room, keeping day-to-day tasks discreetly tucked away.

Upstairs, three well-proportioned bedrooms offer room for family, guests or hobbies, all serviced by a sleek, modern shower room complete with a large walk-in tray and a luxurious rainfall shower head for a crisp, stylish finish.





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The real showpiece here is the exceptional outdoor space. The plot is simply vast — the rear garden stretches an incredible distance, framed on both sides with sturdy fencing for security and privacy. Whether it's hosting barbecues, letting the kids roam free, or giving pets the space they crave, this garden delivers it all.

With this much land, there's fantastic potential to extend or develop further (STPP) — adding future value as well as freedom to evolve the home to match your vision.

If you're looking to embrace a quieter pace of life with room to grow, personalise and enjoy, this property in Sutton delivers the kind of rare space and opportunity that's hard to come by. It's a home you can truly expand into, improve over time, and make completely your own.

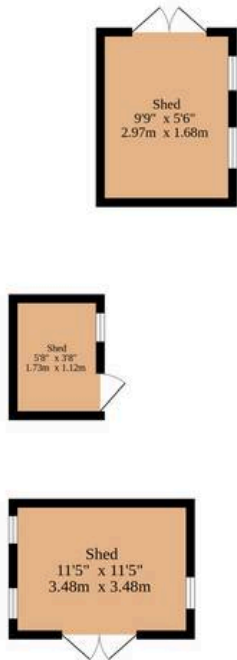
Agents Note

Sold Freehold

Connected to mains electricity, water and drainage



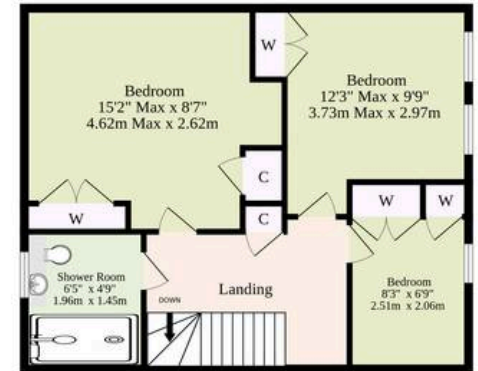
Outbuildings
289 sq.ft. (19.4 sq.m.) approx.



Ground Floor
1203 sq.ft. (111.8 sq.m.) approx.



1st Floor
387 sq.ft. (35.8 sq.m.) approx.



Sqft Includes Garage And Outbuildings

TOTAL FLOOR AREA : 1799 sq.ft. (167.1 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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