



19 Ingham Road, Sutton
£300,000

19 Ingham Road

Sutton, Norwich

Set in a peaceful, non-estate position on the edge of Sutton, this extended family home offers a rare combination of generous space, flexible layout, and a setting that feels both rural and coastal. Offered with no onward chain, the property provides over 1,200 sq. ft. of accommodation, a large and well-established rear garden backing onto open fields, and multiple configuration options across two floors. Ideal for buyers looking to make their mark, it presents an exciting opportunity in a sought-after location close to the beach. With excellent natural light throughout and a layout suited to multi-generational living, this is a home that's ready to evolve with your needs.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





19 Ingham Road

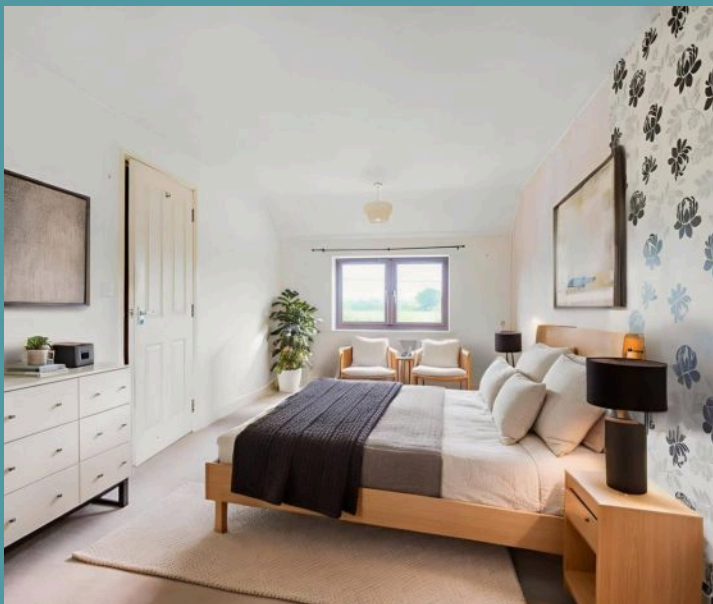
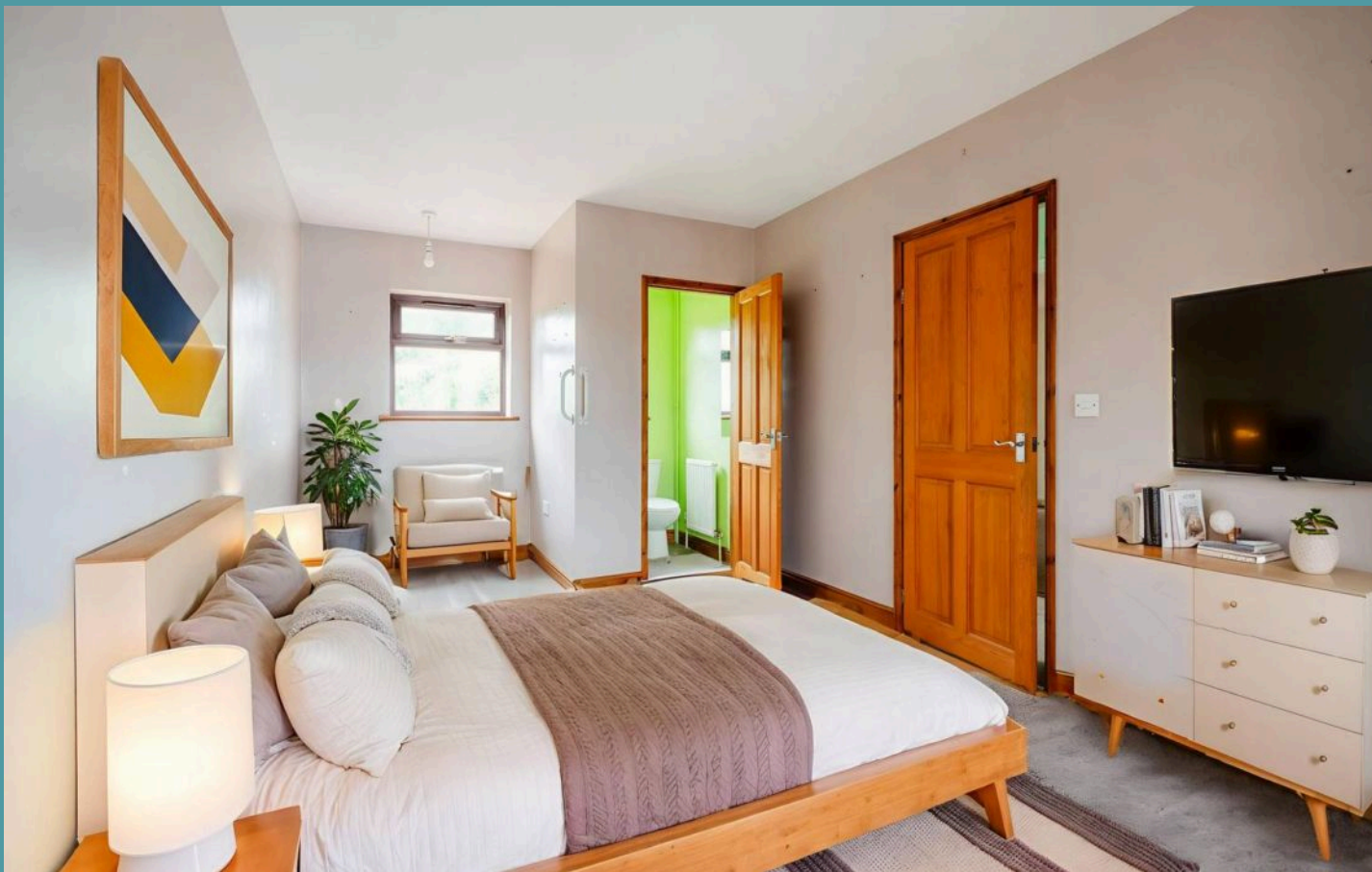
Location

Located in the sought-after coastal village of Sutton, Ingham Road offers a superb setting close to both countryside and coast. Just a short drive from the sandy shores of Sea Palling and the scenic waterways of the Norfolk Broads, the area is ideal for those who enjoy nature, boating, and beachside living. The village itself offers a peaceful atmosphere with local amenities including a garden centre, post office, and village hall, while nearby Stalham provides supermarkets, schools, cafes, and everyday essentials. With easy access to Norwich via the A149 and regular bus routes, Sutton combines rural charm with practical convenience. Outdoor enthusiasts will appreciate the nearby walking trails and cycle routes, while the wider area offers a variety of pubs, farm shops, and seasonal events throughout the year.



Ingham Road

The ground floor layout is spacious and versatile. Upon entering, a central hallway leads to a bright and welcoming lounge at the front of the home, with a feature fireplace making it perfect for relaxing or entertaining. Adjacent is the dining room with direct access into the kitchen, allowing for easy day-to-day flow and the potential to open up the space further if desired.



19 Ingham Road

The kitchen itself is modern, light-filled, and stylishly finished with a central island that doubles as a practical workspace and sociable hub. It enjoys views across the garden and beyond, taking full advantage of the home's sunny rear aspect. To the left of the hallway, the ground floor also includes a substantial bedroom measuring over 19ft in length, with a WC. Whether used for a relative, a guest suite, home office, or even as part of an annexe-style setup, this area offers flexibility for a range of lifestyles and living arrangements.

Upstairs, the first floor hosts two generous doubles, each with its own character and outlook. A large family bathroom spans over 15ft and includes both a bath and separate shower, with further potential for modernisation or reconfiguration depending on future needs.

Outside, the rear garden is a key highlight – established and generous in size, it features mature planting and uninterrupted views over open fields. With plenty of space for growing, entertaining, or simply enjoying the sunshine, it's an ideal extension of the living space and particularly suited to families or keen gardeners.

Additional features include the property's very sunny orientation, proximity to the nearby beach, and the quiet, tucked-away position that still offers easy access to village amenities. Whether you're seeking a permanent home, a coastal retreat, or somewhere with the scope to personalise, this home ticks all the right boxes.

Agents Notes

We understand this property will be sold freehold, and the seller is motivated to sell it quickly.



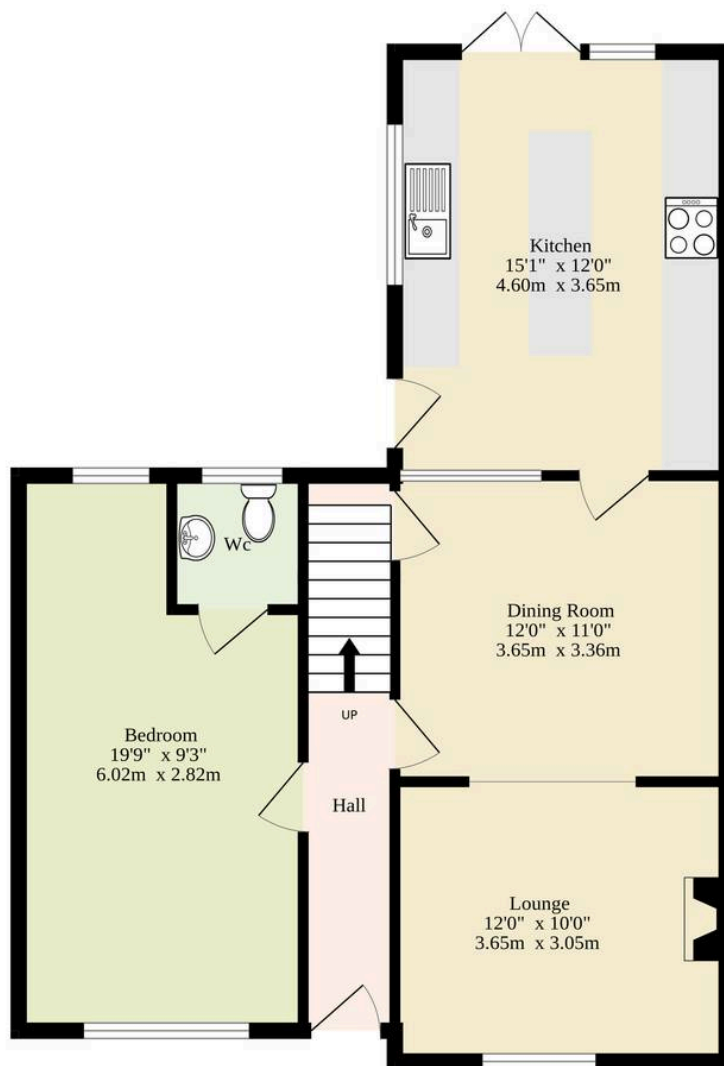
19 Ingham Road

Sutton, Norwich

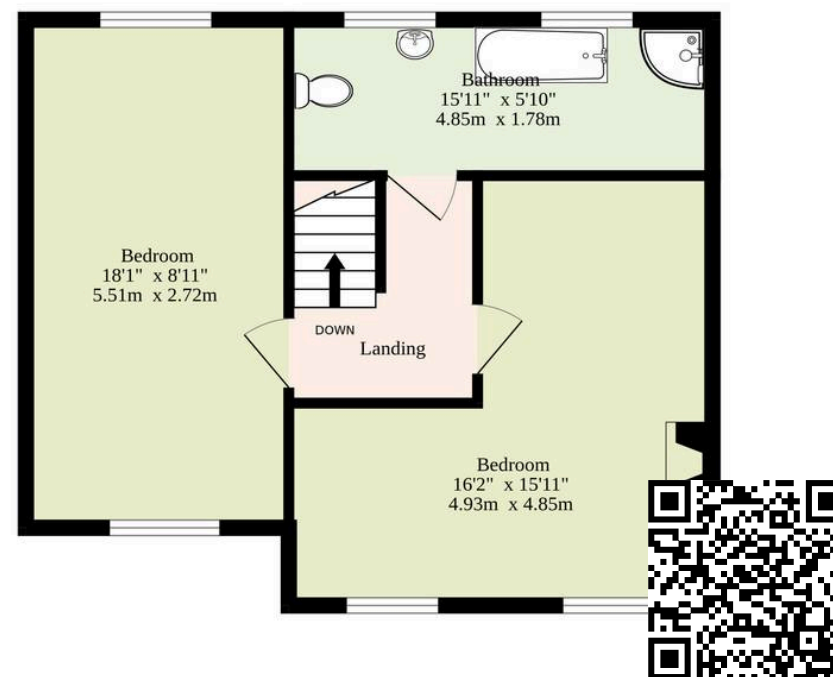
- Sold with the benefit of no onward chain
- Extended family home offering over 1,200 sqft of internal accommodation
- Flexible 3-4 bedroom layout with multiple configuration options across two floors
- Separate ground floor bedroom with adjacent WC – ideal as an annexe or space for a relative
- Modern and well-equipped kitchen with central island and views over the rear garden
- Spacious open-plan lounge and dining room with direct kitchen access
- Generous and well-established rear garden with open field views
- Family bathroom over 15ft in length, offering scope for further upgrade or division
- Located in a quiet, non-estate setting just minutes from the coast
- Bright and sunny orientation throughout the property



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



1st Floor
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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