



23 Neville Road, Sutton

In Excess of £130,000



# 23 Neville Road

Sutton, Norwich

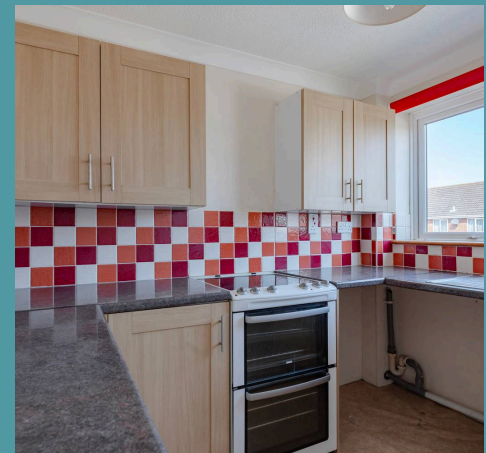
This spacious two-bedroom maisonette in Neville Road, Sutton, offers bright and airy accommodation with over 750 sq ft of living space. Featuring electric heating and uPVC double glazing, the home benefits from a long lease of 950 years and is offered with no onward chain. The first floor includes a generous 17ft sitting/dining room filled with natural light and a modern kitchen with ample appliance space. Upstairs, there are two comfortable double bedrooms and a family bathroom with an electric shower over the bath. Outside, residents enjoy an en bloc garage, dedicated off-road parking, and well-maintained communal gardens. Ideally located near the Norfolk Broads and coastline, this property provides a peaceful and low-maintenance lifestyle within easy reach of local amenities.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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### The Location

Sutton is a small village located in the county of Norfolk. Situated approximately 3 miles to the southwest of Stalham, Sutton is part of the district of North Norfolk. The villanearimity to the Norfolk Broads, a network of rivers and lakes popular for boating and wildlife.

Sutton is primarily residential, with a rural character and a mix of traditional cottages and modern homes. The nearby town of Stalham offers a range of local amenities, including shops, schools, and public transport links, providing easy access to larger towns and cities within the region.

### Neville Road, Sutton

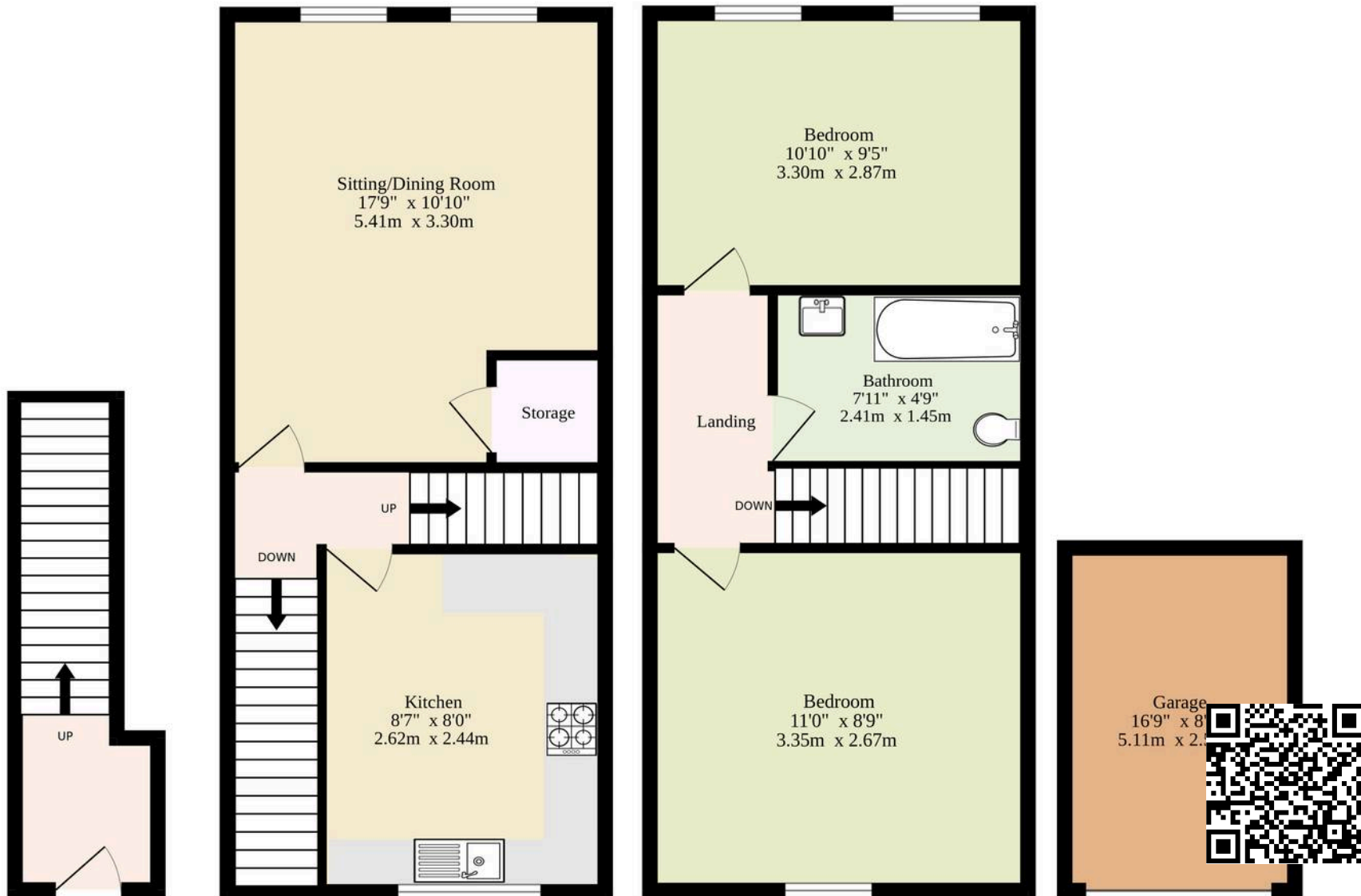
Offered with no onward chain and an impressive



Ground Floor

1st Floor  
265 sq.ft. (24.6 sq.m.) approx.

2nd Floor  
405 sq.ft. (37.6 sq.m.) approx.



**TOTAL FLOOR AREA : 752 sq.ft. (69.9 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.  
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