



Minors & Brady

Sunnyside Mill Road, Stokesby

In Excess of £375,000

Sunnyside Mill Road

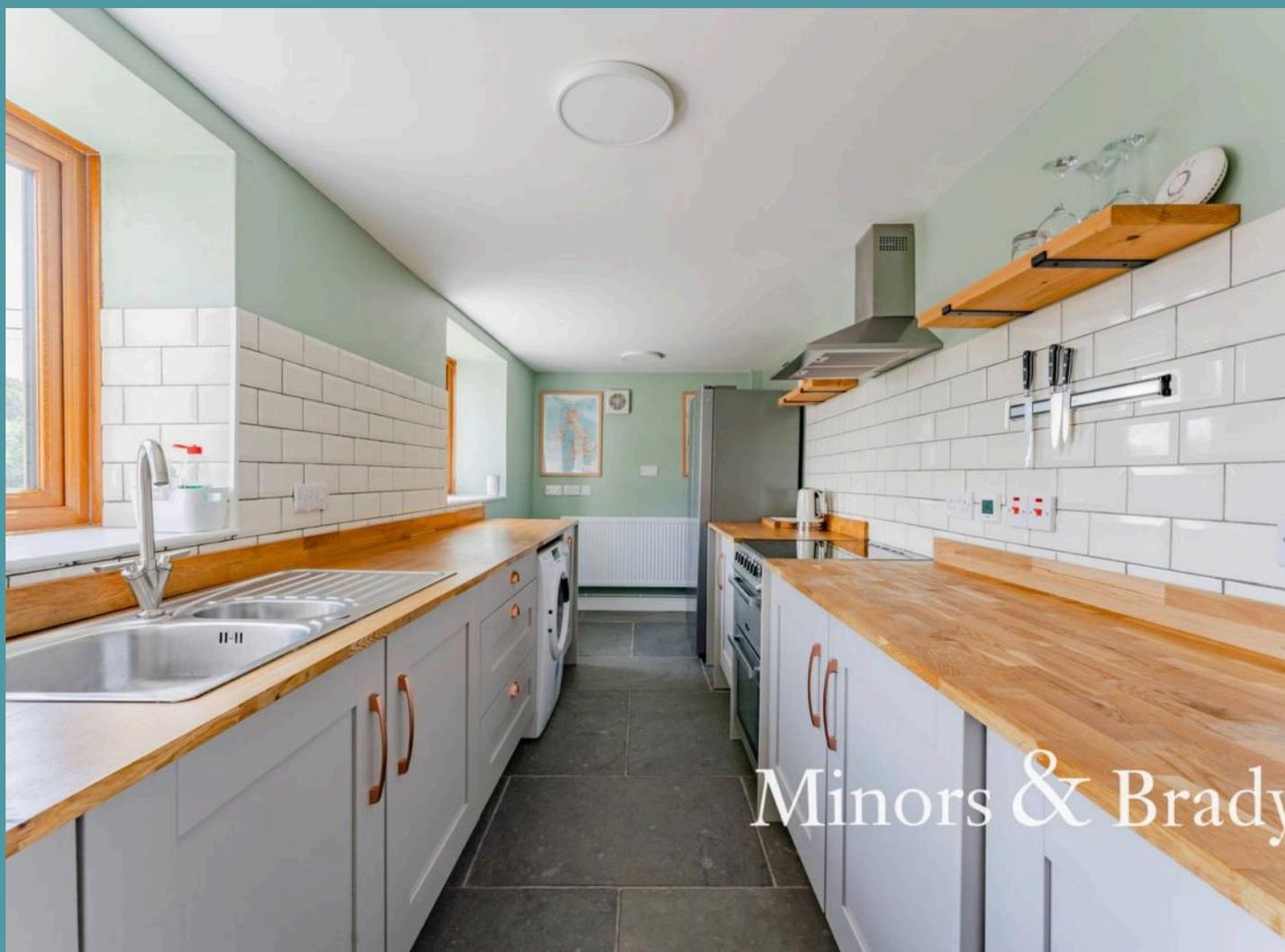
Stokesby, Great Yarmouth

Within the rural broadland village of Stokesby, lies this remarkable cottage, offering a perfect blend of traditional charm and modern comforts, suitable for family living. Showcasing an equipped kitchen, an inviting sitting room and a dining room, three double bedrooms, a family bathroom and a WC. The exterior is equally as impressive, with a beautifully maintained garden with a backdrop of field views, a driveway providing off-road parking and a store for storage options. Experience a lifestyle of comfort and ease, whilst being positioned within a close-knit community.

Location

Stokesby is a picturesque village located in the county of Norfolk. Situated along the River Bure, it lies within the Norfolk Broads National Park, an area renowned for its natural beauty, waterways, and wildlife. The village is part of the district of Great Yarmouth and offers a tranquil rural setting while remaining within easy reach of local amenities and attractions.

Surrounded by lush green landscapes, Stokesby is a popular spot for boating, birdwatching, and outdoor activities. Its proximity to the historic town of Great Yarmouth and the stunning coastlines of Norfolk further enhances its appeal to both residents and visitors alike.





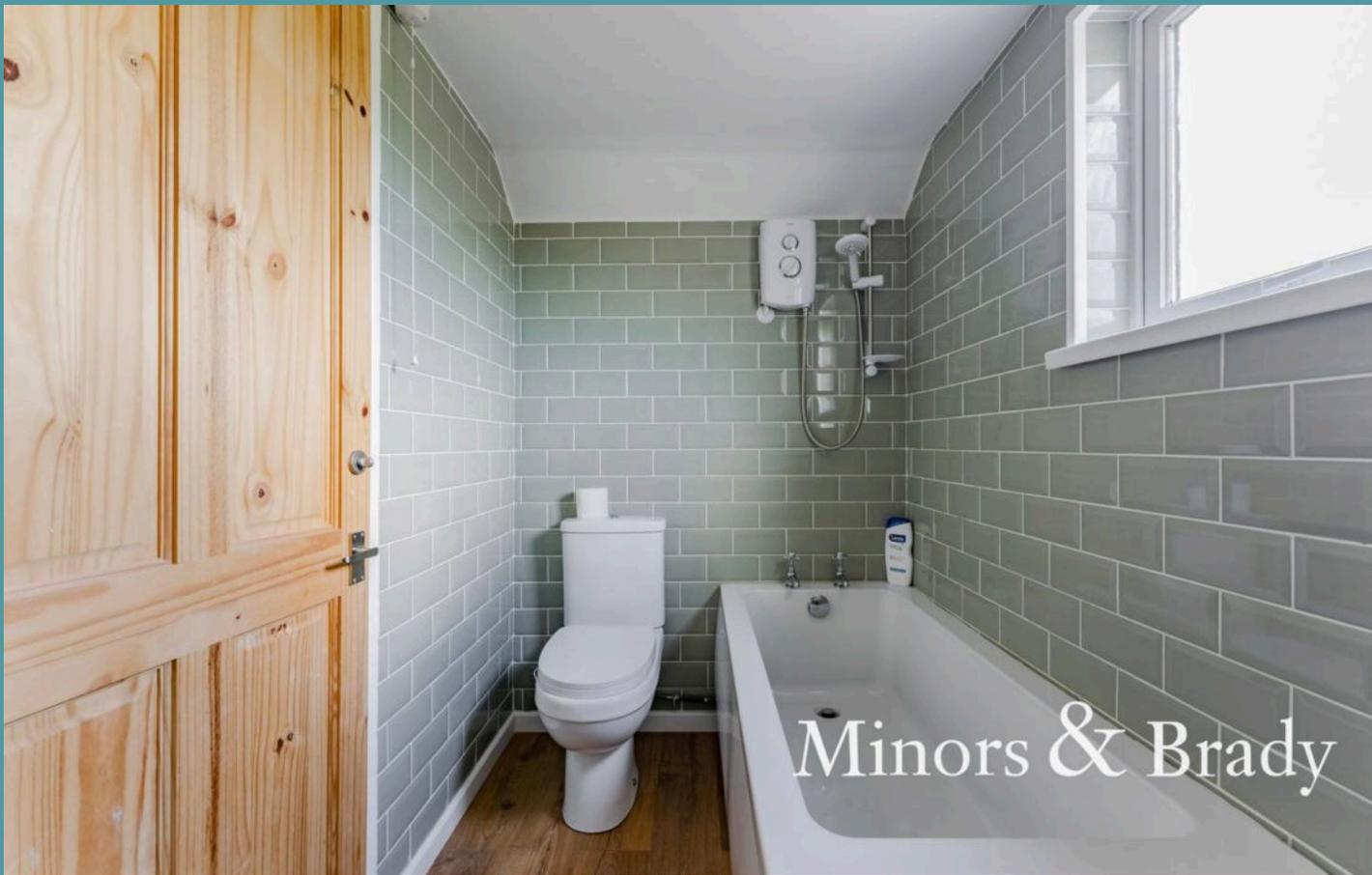
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Upon entering the property, you are greeted by a welcoming ambience that sets the tone for the rest of the residence. The interior is characterised by spacious and flexible accommodation that allows you to adapt the living spaces to your own preferences and style. The kitchen is equipped with high-quality fixtures and fittings, including wall and base units, integrated appliances and plenty of storage space, to elevate your cooking experience. The dining room provides the ideal setting for intimate family meals or gatherings with loved ones, while the comfortable sitting room invites you to unwind and entertain guests in a cosy environment. Completing the ground floor is a convenient WC.

Ascend to the first floor, where you will encounter three double bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The third bedroom has the versatility to be a home office, playroom or a dressing room, depending on your own requirements. The bathroom comprises of a three piece suite, accommodating all residents in the household.





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Stepping outside, the beautifully maintained garden awaits, offering endless possibilities for outdoor activities and enjoyment. With a backdrop of open countryside fields, the garden provides a peaceful space to enjoy summer bbqs, gardening, hosting occasions or simply relaxing in the afternoon sunshine. With the addition of a greenhouse, a summerhouse, a patio area and a pergola. At the front of the residence is a shingle driveway provides convenient off-road parking for multiple vehicles, with a store for storage options.

Agents notes

We understand that this property is freehold.

Connected to mains electricity and water.

Oil central heating.

Council tax band: C





Sunnyside Mill Road

Stokesby, Great Yarmouth

- Detached cottage in the rural broadland village of Stokesby
- Beautiful family home with spacious and flexible accommodation to adapt to your own preferences and style
- Kitchen equipped with high-quality fixtures and fittings to enhance your cooking experience
- Dining room to encourage intimate family meals or gatherings with loved ones
- Comfortable sitting room inviting relaxation and entertaining
- Three double bedrooms and a family bathroom
- Beautifully maintained garden offering endless possibilities for outdoor activities and enjoyment, with a backdrop of open countryside fields
- Shingle driveway providing off-road parking



Ground Floor
670 sq.ft. (62.2 sq.m.) approx.

1st Floor
354 sq.ft. (32.9 sq.m.) approx.



Sqft Does Not Include Hallways, Bathroom Suites And Storage

TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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