



4 Norwich Road, Tuttington

Norwich



Minors & Brady

4 Norwich Road

Tuttington, Norwich

From the moment you arrive, there is a sense that this is a house made for living well. Set within beautifully established gardens in the heart of Tuttington, this substantial family home offers generous, adaptable accommodation that flows easily from room to room, balancing everyday practicality with spaces designed to be enjoyed. With five double bedrooms, three reception rooms, a light-filled conservatory and the potential for multi-generational living, it provides flexibility for changing needs, while the nearby market town of Aylsham offers the convenience of shops, schools and cafés close at hand. Altogether, it is a home that feels settled, welcoming and quietly connected to its village surroundings.

Agents Notes

Freehold

Oil central heating.

Septic tank.

Connected to mains water and electricity.



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- A substantial family home set in the charming village of Tuttington, centrally positioned on a generous plot with beautifully maintained gardens and views of the local church
- Five double bedrooms providing versatile accommodation for family life, guest rooms, home offices or the potential for multi-generational living
- Three well-proportioned reception rooms that flow effortlessly from one to another, offering spaces for relaxation, entertaining or quiet reflection
- A light-filled conservatory with vaulted glazing and doors opening directly onto the rear garden, extending the living space and connecting the home with its outdoor surroundings
- A farmhouse-style kitchen with a traditional range cooker, extensive fitted storage, open shelving and a practical servery to the dining room, combining style with everyday functionality
- A principal bedroom with dual aspect windows, fitted wardrobes, views and a private en-suite bathroom
- Beautifully landscaped gardens to the rear with a large lawn, mature shrubs, a cooking apple tree, a pond, triple-tiered water feature and multiple seating areas
- Practical outbuildings including a greenhouse, summerhouse, multiple sheds, a covered wood store and composting areas, catering for hobbies, storage and gardening enthusiasts
- Ample off-road parking for numerous vehicles, a garage with electrically operated door, and the potential to create a self-contained annexe for extended family or guests (stpp)



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Tuttington

Norwich Road in the village of Tuttington, Norfolk, is a quiet country lane set within gently rolling farmland, approximately 2 miles east of Aylsham and around 10 miles north of Norwich. The village itself is small and largely residential, with historic features such as St Peter & St Paul Church forming the centre of community life. While Tuttington no longer has its own shops or pubs, residents can access a wide range of amenities in nearby Aylsham, including independent food shops, cafés, a weekly market, and essential services.

For families, the nearest primary school is Colby Primary School, within a short drive or cycle ride, while older children typically attend Aylsham High School, also easily accessible from Norwich Road. Transport options reflect the rural setting: local bus services run through the village, providing connections to Aylsham and Norwich, while the nearest railway station is at North Walsham, roughly 4 miles away, offering links along the Bittern Line.

Life on Norwich Road combines peaceful village living with easy access to local conveniences. Residents enjoy the surrounding countryside, scenic walks, and a close-knit rural community, while the proximity to Aylsham ensures everyday shopping, schooling, and leisure needs are within reach. The area is popular with those who value quiet, space, and a countryside lifestyle without being isolated from services and transport links.



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Set quietly within the small and much-loved village of Tuttington, this substantial family home sits comfortably within beautifully tended gardens and offers generous, well-balanced accommodation that has clearly been cared for over many years.

The house is approached through a five-bar gate, opening onto a sweeping driveway that provides ample parking and leads to the garage. Mature hedging and established planting give the property a pleasing sense of privacy, while the wide lawn and stocked borders to the front create an immediate impression of space and calm.

Inside, the house unfolds easily. A welcoming reception hall leads to three distinct reception rooms, allowing the ground floor to adapt naturally to both everyday family life and more formal occasions. The main sitting room is a warm and inviting space, centred around a wood-burning stove and enjoying views across the front garden, with glazed doors opening through to the conservatory beyond. This lovely light-filled room, with its vaulted glazed roof and garden outlook, works just as well for quiet mornings as it does for entertaining, thanks to its central heating making it comfortable throughout the year.

A second sitting room, currently used as a morning room, opens directly onto the garden through tall glazed doors and connects seamlessly with the dining room, creating a sociable flow between spaces. The dining room itself enjoys a peaceful outlook across the rear garden and sits conveniently alongside the kitchen.



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The kitchen sits at the heart of the house and is both well arranged and thoughtfully fitted. Windows to the front bring in plenty of natural light, while a range of base and wall units provide ample storage, complemented by contrasting work surfaces and open shelving. A traditional range cooker forms a natural focal point, and there is space for modern appliances, including a dishwasher. A ceramic sink sits beneath the window, and a serving opening through to the dining room creates an easy link for both everyday meals and entertaining, allowing the kitchen to remain connected without being fully open-plan. A utility and boot room, along with a ground-floor shower room, add to the everyday practicality of the layout.

Upstairs, the sense of space continues. The principal bedroom is particularly generous, enjoying views to both the front and rear gardens, with fitted wardrobes and a well-proportioned en-suite bathroom. There are three further double bedrooms, all comfortable and well placed, alongside a fifth bedroom currently used as a study. A family bathroom serves the remaining rooms, comprising of a traditional four-piece suite, including a bidet. The arrangement of the first floor, along with the ground-floor facilities, offers clear potential for multi-generational living or the creation of a self-contained annexe, subject to the necessary permissions.



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The gardens are a real highlight. To the rear, a large lawn is framed by deeply planted borders filled with an impressive variety of shrubs and plants, many of them unusual, providing colour and interest throughout the seasons. A pond, a triple-tiered water feature and a small wooded area beyond the rear boundary create a wonderfully private setting and a haven for wildlife. Several seating areas are thoughtfully positioned around the garden, allowing you to follow the sun or seek shade as the day unfolds. For those who enjoy gardening, there is a greenhouse, a summerhouse, multiple sheds, a covered wood store and discreet composting areas, all neatly tucked away.

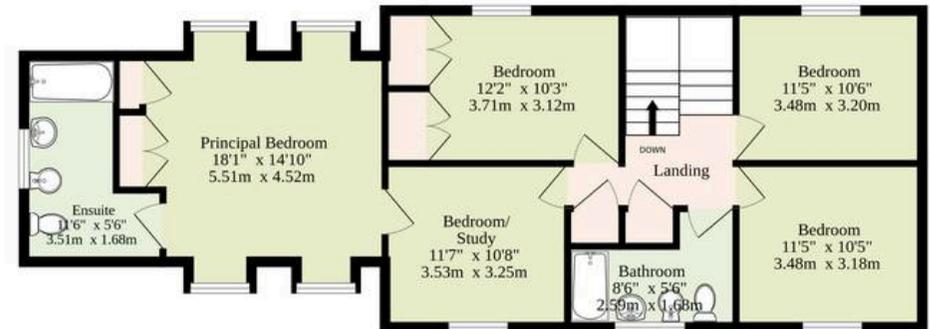
Altogether, this is a house that feels settled and assured, offering space to grow, flexibility for changing needs and a strong sense of connection to its gardens and village setting. Tucked away yet well placed for the amenities of Aylsham, it is a home designed for long-term living, where rooms flow easily, the garden draws you outdoors throughout the year, and the pace of village life can be quietly enjoyed.



Ground Floor
1498 sq.ft. (139.2 sq.m.) approx.



1st Floor
941 sq.ft. (87.4 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 2439 sq.ft. (226.6 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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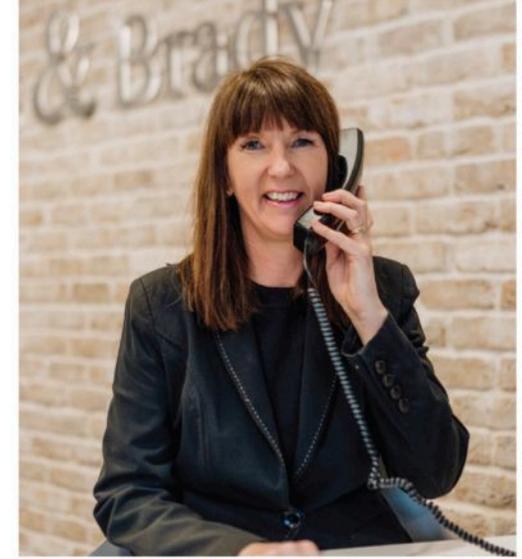
Dreaming of this home? Let's make it a *reality*



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Branch Partner



Meet *Karol*
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Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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