



2 Moor Road, Sutton

Norwich



Minors & Brady

2 Moor Road

Sutton, Norwich

Offering a fantastic opportunity for first time buyers, professionals or investors, this well presented two bedroom mid terrace home combines modern interiors with practical living spaces in the well connected village of Sutton. Ready to move straight into, the property enjoys a bright and welcoming feel throughout, complemented by a landscaped rear garden and the convenience of two allocated parking spaces.

With easy access to local amenities, nearby market towns and the Norfolk Broads, this home is perfectly suited to those seeking both comfort and convenience.



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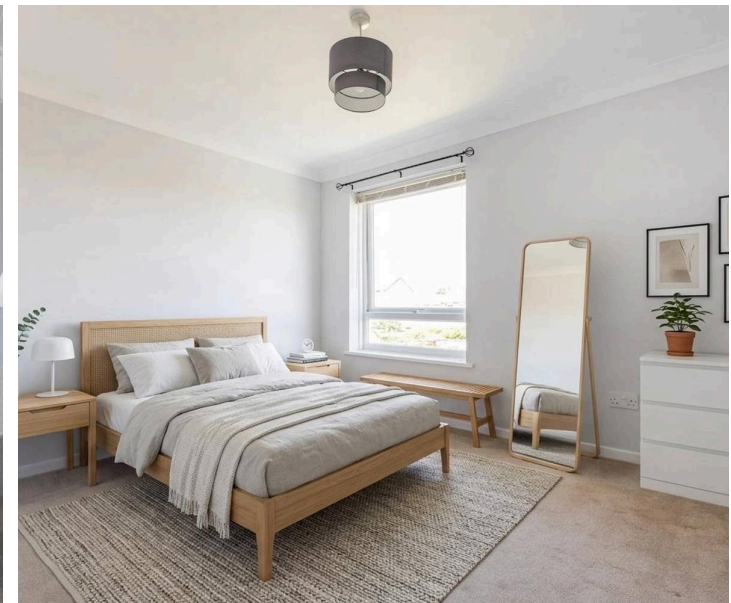
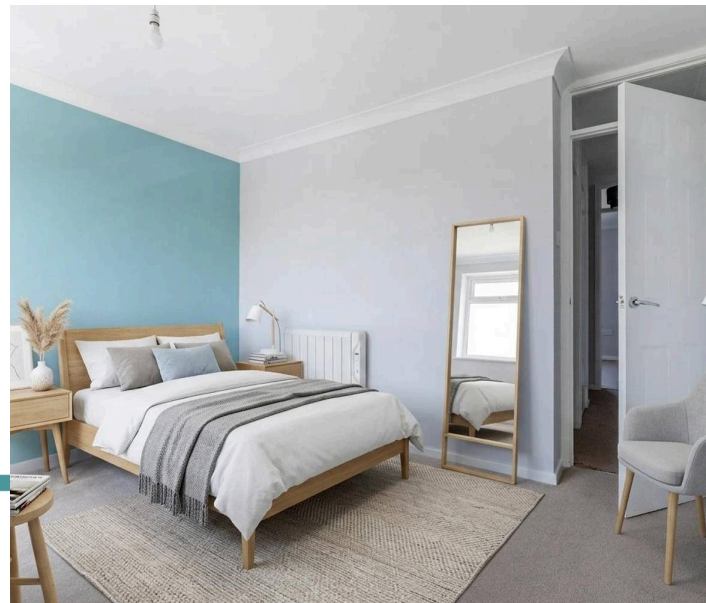
2 Moor Road

Sutton, Norwich

- Well presented two bedroom mid terrace home in the popular village of Sutton
- Ideal purchase for first time buyers, professionals, investors or those looking to downsize
- Spacious dual aspect lounge providing an excellent space for everyday living and entertaining
- Modern kitchen with dining space, offering contemporary units and practical functionality
- Two well proportioned first floor bedrooms, ideal for couples, small families or home working
- Stylish family bathroom presented in excellent condition with a modern three piece suite
- Turnkey accommodation throughout, ready for immediate occupation with minimal work required
- Landscaped rear garden designed for low maintenance outdoor living and entertaining
- Two allocated parking spaces providing convenient off road parking for residents

Council Tax band: A

Tenure: Freehold



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Location

Sutton is a well regarded Broadland village located to the north east of Norwich, offering a peaceful setting surrounded by open countryside and close to the Norfolk Broads. The area is ideal for those who enjoy outdoor living, with walking routes and waterways nearby.

Despite its rural feel, Sutton remains well connected, with nearby Stalham and Wroxham providing a range of shops, schools and everyday amenities, while Norwich city centre is easily accessible for a wider selection of services and transport links.

Moor Road, Sutton

Stepping through the entrance porch, you are welcomed into a spacious dual aspect lounge that provides an inviting setting for everyday living and entertaining. Generous proportions allow for a variety of furniture layouts, while the staircase rises to the first floor, creating a natural division between the living and sleeping accommodation.

Positioned to the rear of the home, the contemporary kitchen offers a practical yet stylish space, fitted with a range of modern units, ample worktop space and room for dining. A rear door provides direct access to the garden, making it easy to enjoy outdoor dining during the warmer months.



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Sutton, Norwich

The first floor comprises two well proportioned bedrooms, both offering comfortable accommodation with space for a range of furnishings. These rooms are served by a neatly presented family bathroom, complete with a modern three piece suite.

Outside, the landscaped rear garden has been designed with ease of maintenance in mind, creating an attractive outdoor space for relaxing, entertaining or enjoying the fresh air. The property also benefits from two allocated parking spaces, adding further practicality to this appealing home.

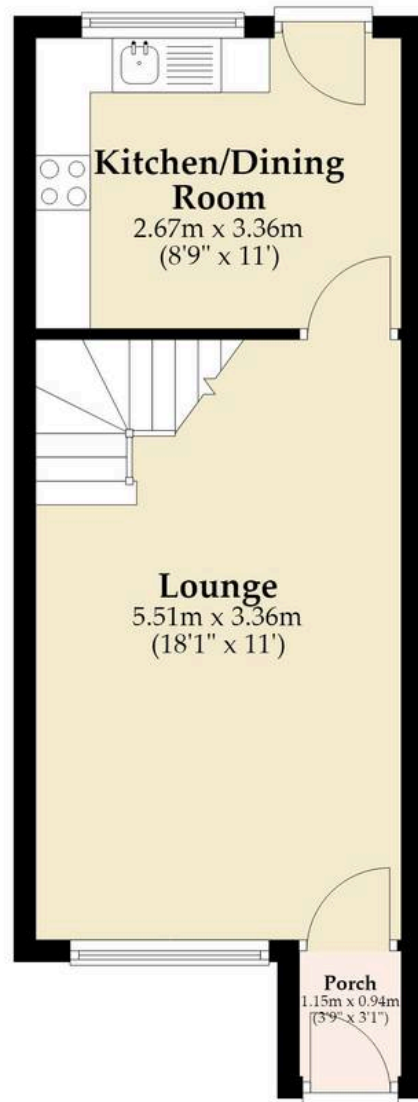
Combining a turnkey finish, well planned accommodation and a desirable village location, this is a superb opportunity to secure a property ready to enjoy from day one.



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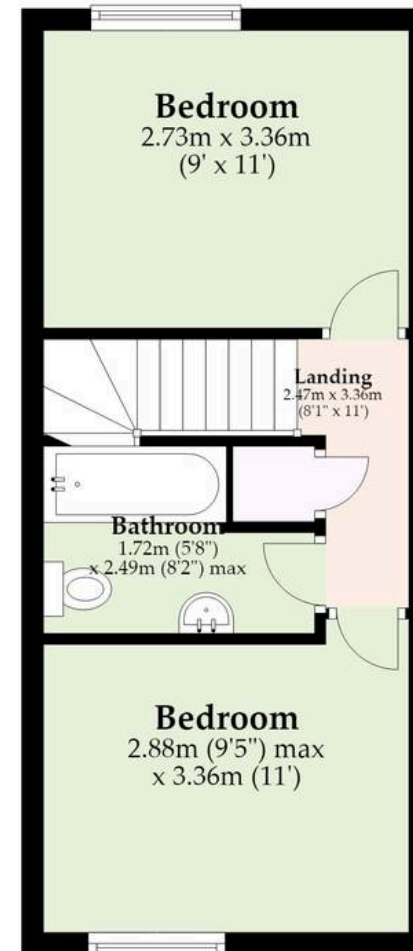
Ground Floor

Approx. 29.0 sq. metres (311.7 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 sq. feet)

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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.

Plan produced using PlanUp.

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Minors & Brady
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