



16 Neville Road, Sutton

Norwich



Minors & Brady

16 Neville Road

Sutton, Norwich

Offering excellent potential to modernise and personalise, this three-bedroom home on Neville Road combines generous living space with a number of practical features. The property benefits from a modern Nest air source heat pump system, providing a more energy-efficient and cost-effective alternative to many neighbouring homes. Inside, the accommodation includes an entrance hall, kitchen, integral garage and a spacious sitting room with sliding doors opening into a conservatory overlooking the garden. Upstairs, there are three well-proportioned bedrooms together with a bathroom. Outside, the property enjoys driveway parking for up to four vehicles and a large rear garden believed to be the largest within the terrace row. Requiring cosmetic updating throughout, this is an appealing opportunity for buyers looking to create a home to their own taste in a popular Broadland village setting.

- Three-bedroom terraced home in the popular Broadland village of Sutton
- Excellent opportunity to modernise and personalise throughout
- Spacious sitting room with sliding doors into the conservatory
- Generous rear garden believed to be the largest in the terrace row
- Driveway parking for up to four vehicles
- Integral garage providing useful storage or workshop potential
- Modern Nest air source heat pump offering improved energy efficiency
- Three well-proportioned bedrooms and family bathroom upstairs
- Quiet residential location close to the Norfolk Broads and coastline
- Convenient access to local schools, shops, transport links and amenities





M&B

16 Neville Road

Sutton, Norwich

Neville Road, Sutton

Situated on Neville Road in the popular Broadland village of Sutton, this three-bedroom terraced home offers an excellent opportunity for buyers seeking a property they can update and modernise to their own taste. Positioned within a quiet residential setting, the property stands out further thanks to its exceptionally generous rear garden, understood to be the largest within the terrace row, providing far more outside space than many comparable homes nearby.

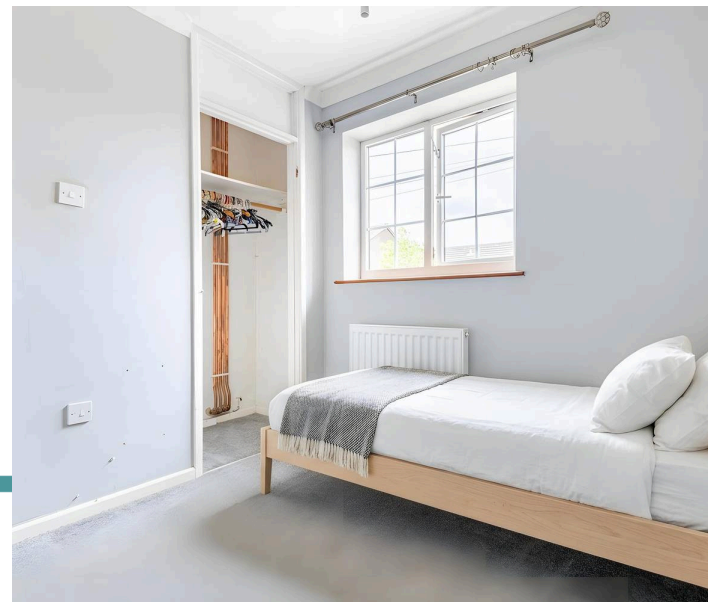
To the front, the property benefits from a substantial driveway with space for up to four vehicles, a rare advantage for homes of this style and ideal for families or those requiring additional parking.

There is also access to an integral garage, offering useful storage, workshop potential or further scope depending on requirements.

The accommodation begins with an entrance hall leading through to the main living areas. The kitchen offers practical day-to-day space and presents clear potential for improvement and redesign.

To the rear of the property, the sitting room is particularly spacious and filled with natural light, with sliding doors opening directly into the conservatory, creating an additional reception area overlooking the garden and offering a pleasant connection between inside and out.

Upstairs, there are three well-proportioned bedrooms together with a three-piece family bathroom. The property has been well cared for but is now ready for cosmetic updating, making it an appealing option for buyers wanting to create a home suited to modern tastes without taking on major structural work.



16 Neville Road

Sutton, Norwich

One of the property's most notable features is the recently installed Nest air source heat pump heating system. In an area where many neighbouring homes still rely on older-style storage heaters, this modern system provides a far more energy-efficient and cost-conscious approach to heating, while also offering an important upgrade already completed for the next owner.

For buyers increasingly conscious of ongoing running costs and efficiency, this represents a significant long-term benefit.

Agents Note

This property will be sold freehold.

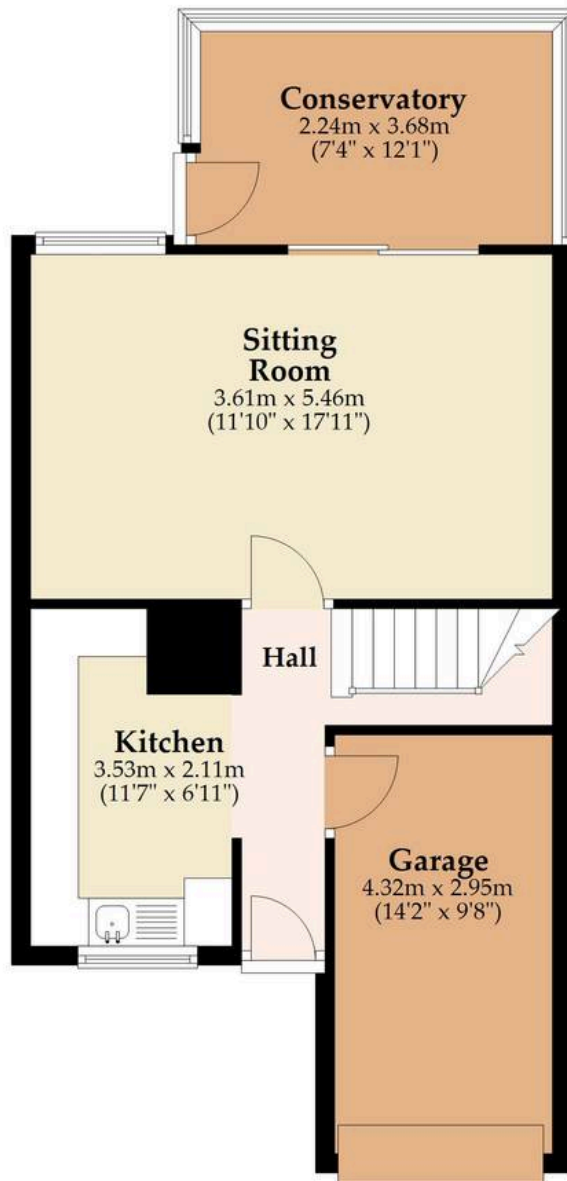
Connected to air-source heat pump, mains water, electricity and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



Ground Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 92.9 sq. metres (999.7 sq. feet)

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.

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk