



12b Sutton Crescent, Freethorpe

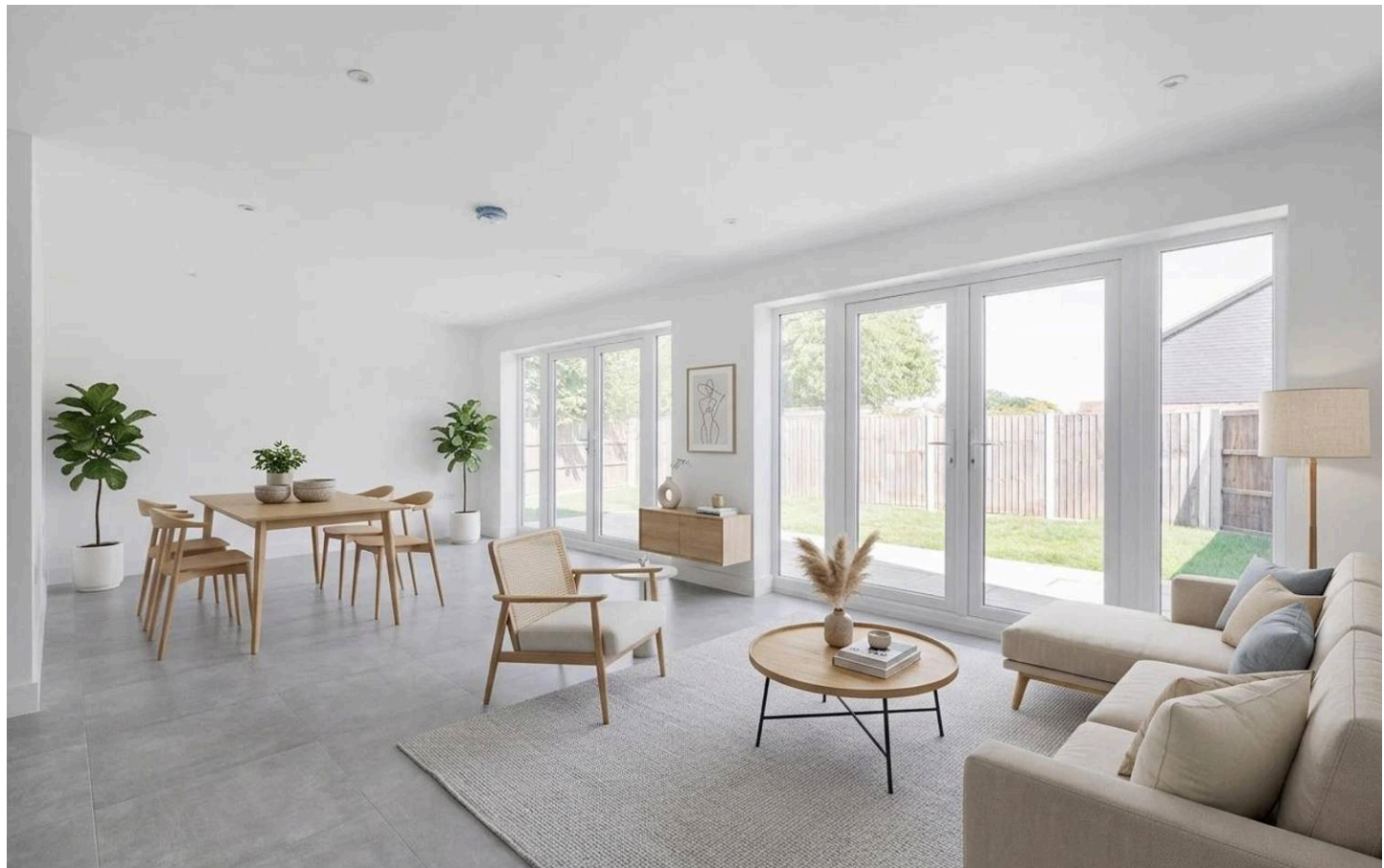
Minors & Brady



12b Sutton Crescent

Freethorpe

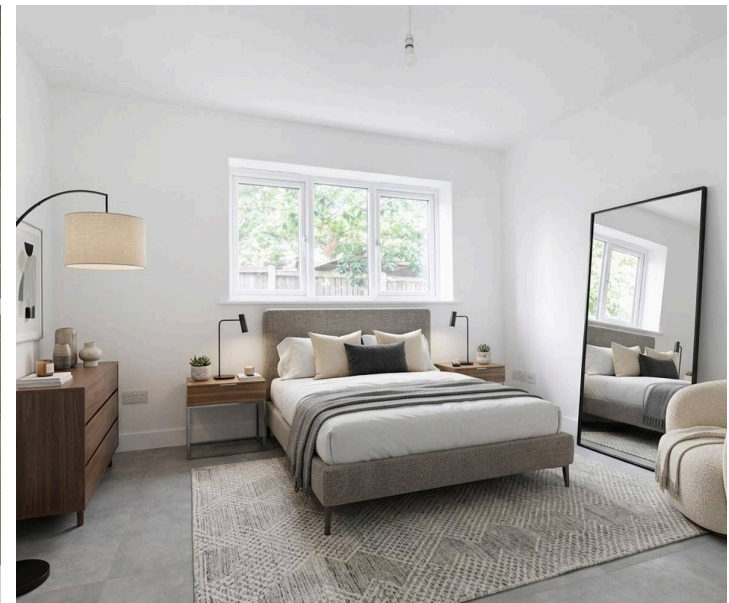
From the moment you turn into this quiet Freethorpe crescent, the bungalow's calm setting and contemporary finish begin to reveal a home designed for easy, modern living. This new-build semi-detached property combines a turn-key interior with standout energy efficiency, including an A rating, underfloor heating and solar panels. At its heart, an open-plan kitchen, dining and living space offers a bright, effortless flow, enhanced by French doors that open directly to the garden. The principal bedroom enjoys its own en-suite, while two further rooms provide welcome flexibility for guests, work or hobbies. Outside, the landscaped wraparound garden and newly laid driveway complete a home that is ready to enjoy from the day you move in.



12b Sutton Crescent

Freethorpe

- Last property available for sale on Sutton Crescent!
- New-build semi-detached bungalow tucked away on a quiet crescent, within the desirable Norfolk village of Freethorpe
- Turn-key, contemporary interior that is complemented by an A energy performance rating, underfloor heating and energy-efficient solar panels
- Open-plan kitchen/dining/living room that creates an effortless flow for everyday living and hosting, with two sets of French doors that open out to the garden out to the garden
- Brand-new kitchen is equipped with quality cabinetry, an integrated oven and under-counter areas for appliances
- Principal bedroom complemented by a private en-suite shower room
- Two further bedrooms, a double and a single, with the flexibility to have a home office, dressing room or a nursery
- A private, landscaped garden that wraps around the side of the residence, featuring a patio for outdoor seating and a laid to lawn
- A newly laid driveway providing ample off-road parking, with a pathway leading up to the entrance door



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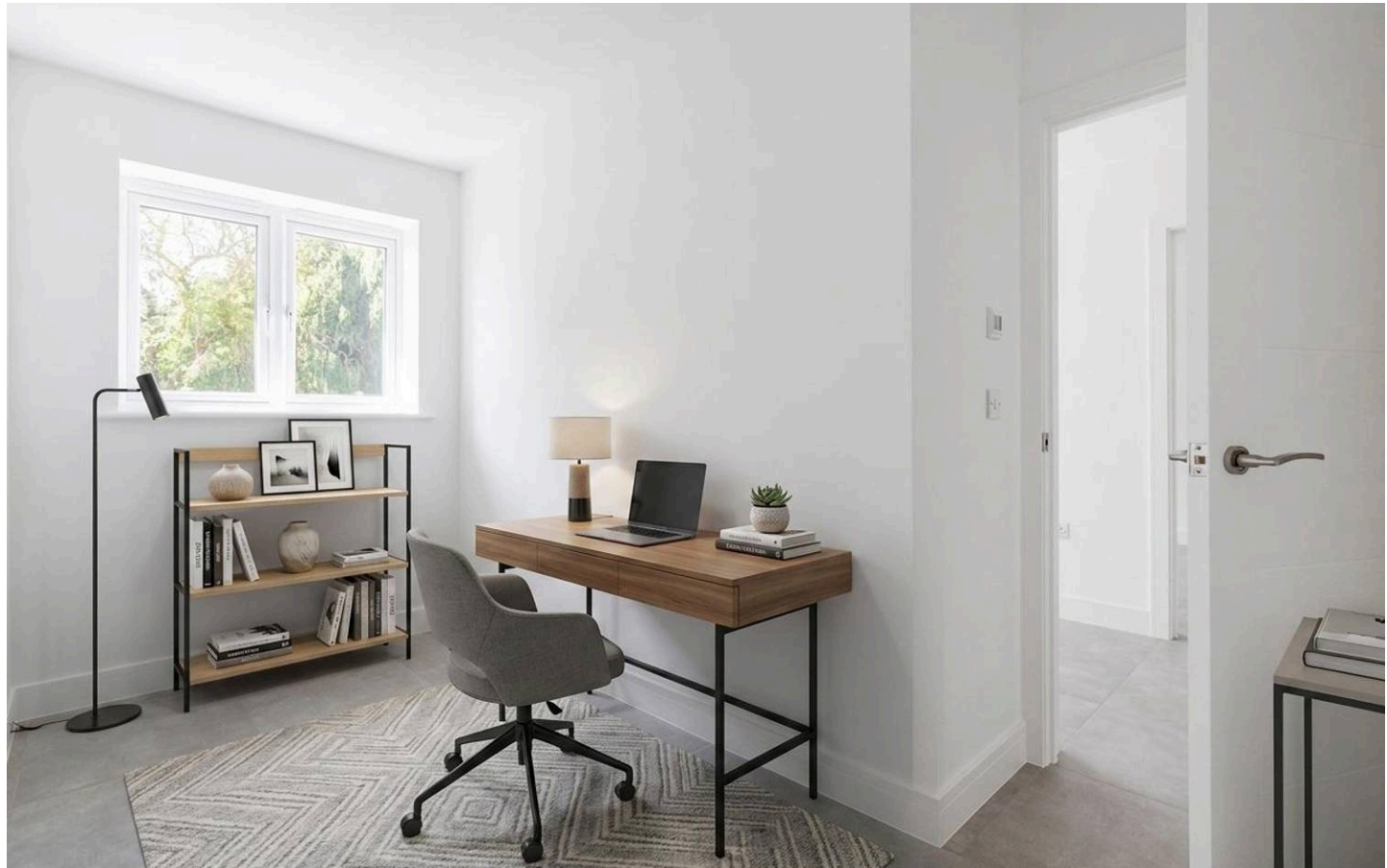
Sutton Crescent

Set within a quiet crescent in the well-regarded Norfolk village of Freethorpe, this newly built semi-detached bungalow offers a modern, turn-key home in a peaceful setting.

Positioned away from the road, it enjoys a sense of calm and privacy, with a newly laid driveway providing generous parking and a neat pathway guiding you to the entrance.

Inside, the contemporary finish is immediately evident. The open-plan kitchen, dining and living space forms the heart of the home, designed to support both relaxed daily routines and easy entertaining. Two sets of French doors draw in natural light and open directly to the garden, creating a seamless connection between indoors and out. The brand-new kitchen features quality cabinetry, an integrated oven and dedicated under-counter spaces for appliances, offering a clean, efficient layout.

The principal bedroom benefits from its own en-suite shower room, while two additional bedrooms provide welcome flexibility. Whether used as a double guest room, a home office, a dressing room or a nursery, the layout adapts effortlessly to changing needs.



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Freethorpe

Energy efficiency is a key feature of this home, with an A rating, underfloor heating and solar panels contributing to comfortable, cost-effective living throughout the year.

Outside, the private landscaped garden wraps around the side of the property, offering a pleasant backdrop for outdoor dining and quiet moments. A smart patio provides space for seating, while the lawn adds a simple, low-maintenance finish.

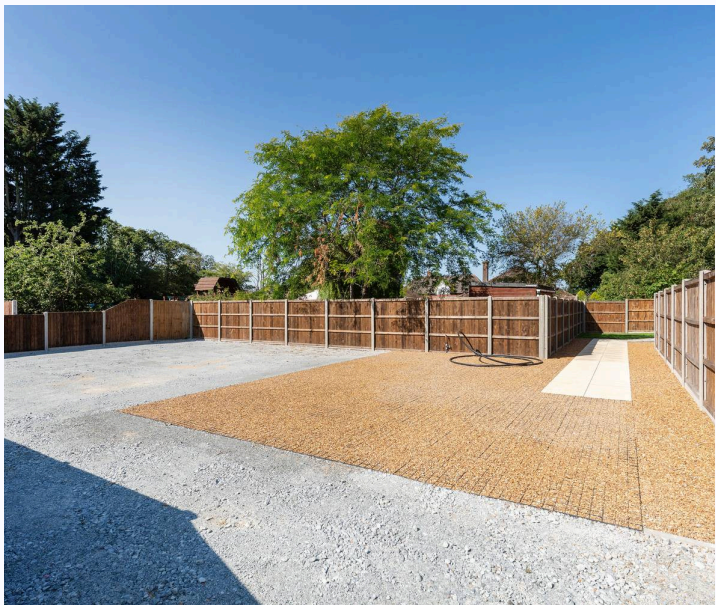
This is a well-considered modern home in a desirable village setting, ideal for buyers seeking contemporary comfort, energy efficiency and a peaceful location.

Agents Notes

Freehold.

Underfloor heating.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.

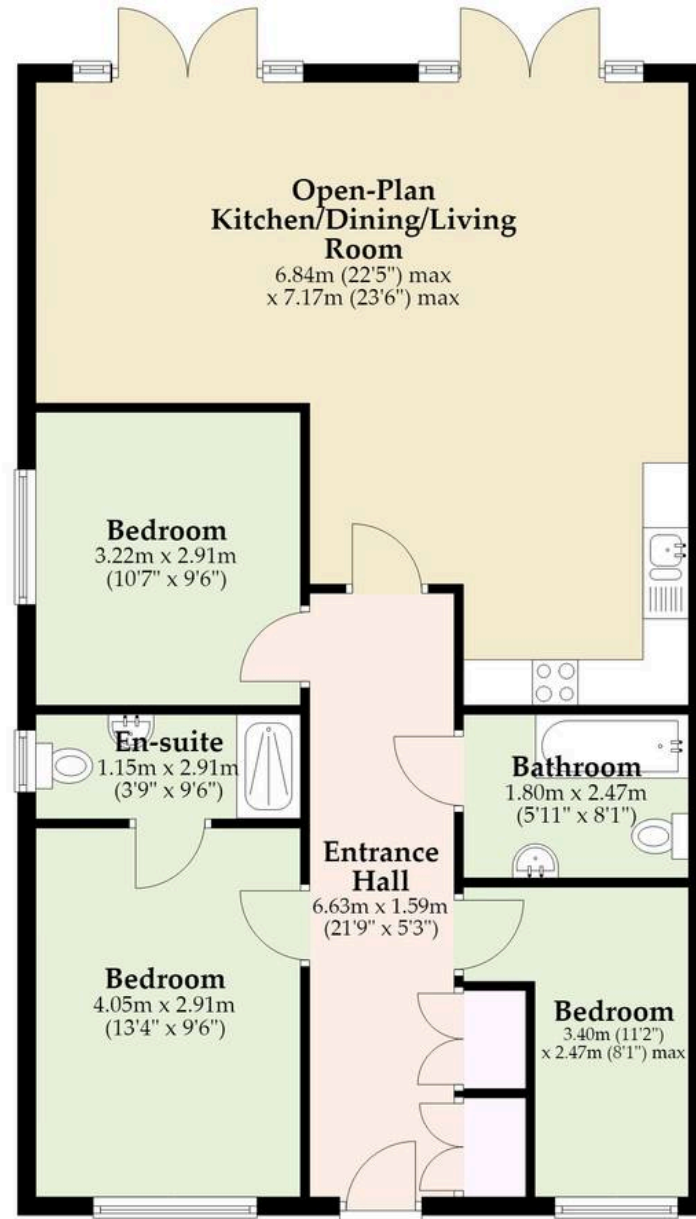


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Ground Floor

Approx. 87.8 sq. metres (945.0 sq. feet)



Total area: approx. 87.8 sq. metres (945.0 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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