



18 Neville Road, Sutton

Minors & Brady



18 Neville Road

Sutton, Norwich

Packed with potential and set on a generous plot, this is a fantastic opportunity to create a wonderful long-term family home. Offering well-proportioned accommodation throughout, the property features a spacious sitting room, separate dining area and a conservatory overlooking the rear garden. The traditional fitted kitchen provides good storage and space for appliances, while three bedrooms and a family bathroom are located on the first floor. Owned solar panels add an energy-efficient benefit, with surplus electricity exported back to the National Grid. Outside, a large driveway provides ample off-road parking, while the attractive rear garden boasts a substantial lawn, patio seating area and established shrub borders. Well maintained yet offering scope for modernisation, this home is ideal for buyers looking to add their own style and value over time.

- Three-bedroom home offering excellent scope for improvement
- Generous sitting room providing a bright living space
- Separate dining area ideal for everyday family meals
- Conservatory enjoying views across the rear garden
- Fitted kitchen with good storage and appliance space
- Ground floor cloakroom and additional storage facilities
- Owned solar panels with surplus energy exported
- Large driveway providing ample off-road parking space
- Well-maintained rear garden with lawn and patio
- Popular residential location suited to family living





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The Location

Sutton is a highly regarded Broadland village, nestled within the picturesque Norfolk Broads National Park and surrounded by attractive countryside and waterways. Renowned for its peaceful atmosphere and natural beauty, the village is particularly appealing to those seeking a relaxed lifestyle with easy access to some of Norfolk's most stunning landscapes. The nearby broads, rivers and network of walking routes provide excellent opportunities for boating, fishing, cycling and enjoying the outdoors throughout the year.

Despite its tranquil rural setting, Sutton remains well connected to a range of amenities. The neighbouring market town of Stalham offers supermarkets, independent shops, cafés, healthcare facilities and schooling, catering for everyday needs. Nearby Wroxham, widely recognised as the "Capital of the Broads", provides a broader selection of shops, restaurants, waterside attractions and leisure facilities, making it a popular destination for both residents and visitors alike.

The surrounding area is rich in wildlife and natural beauty, with numerous nature reserves, waterways and scenic countryside routes waiting to be explored. The Norfolk coastline is also within comfortable reach, offering beautiful beaches, coastal walks and charming seaside towns for days out.

For those needing to travel further afield, Norwich is easily accessible and offers an extensive range of shopping, dining, entertainment and transport links, including rail services to London and beyond. Combining the tranquillity of Broadland living with excellent access to amenities and leisure opportunities, Sutton offers an enviable lifestyle in one of Norfolk's most desirable rural settings.



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Neville Road, Sutton

Situated in a popular residential location, this three-bedroom home presents an excellent opportunity for buyers seeking a property they can modernise and make their own. Offering well-proportioned accommodation throughout, the property has been well cared for over the years and provides fantastic potential to create a wonderful long-term family home.

The accommodation opens with an entrance hall leading through to the main living spaces. The spacious sitting room enjoys plenty of natural light and offers ample space for both relaxing and entertaining. To the rear, a conservatory provides additional living accommodation and overlooks the garden, creating a pleasant spot to enjoy throughout the seasons.

The kitchen is fitted with a range of traditional wooden units, offering good storage and worktop space, along with room for a variety of freestanding appliances. Adjacent to the kitchen is a dedicated dining area, creating a practical layout for everyday family living. A useful ground floor cloakroom and additional storage area further enhance the functionality of the home.

Upstairs, the property offers three bedrooms, all accessed from the landing, together with a family bathroom. The accommodation is well-balanced and provides flexibility for families, guests or those requiring a home office.



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The home also benefits from owned solar panels, providing an energy-efficient addition that generates electricity and contributes towards running costs, with surplus power exported back to the National Grid.

Externally, the property enjoys a large driveway to the front, providing excellent off-road parking for multiple vehicles. To the rear, the well-maintained garden is a particularly attractive feature, comprising a generous lawn, patio seating area and established shrub borders that create a mature and pleasant outdoor environment. The space is ideal for families, keen gardeners or those who enjoy outdoor entertaining.

Offering comfortable accommodation with scope for modernisation, excellent outside space and valuable energy-saving features, this property represents a fantastic opportunity for buyers looking to create a home tailored to their own tastes in a desirable and well-connected area.

Agent's Note

This property will be sold freehold.

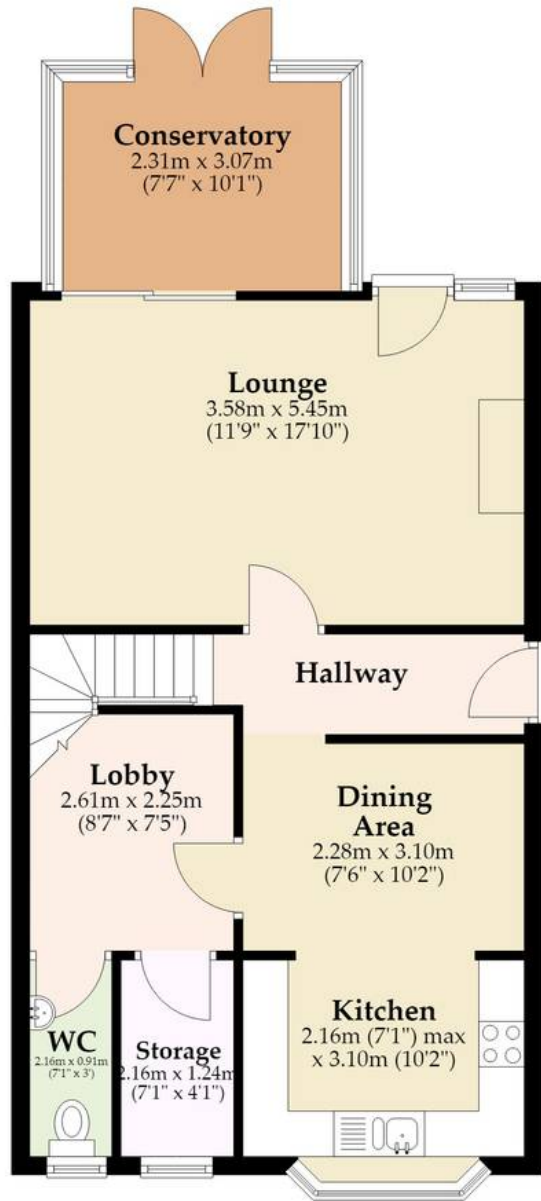
The property benefits from owned solar panels, which generate electricity and feed surplus energy back into the National Grid. The system is not connected to a battery storage unit.



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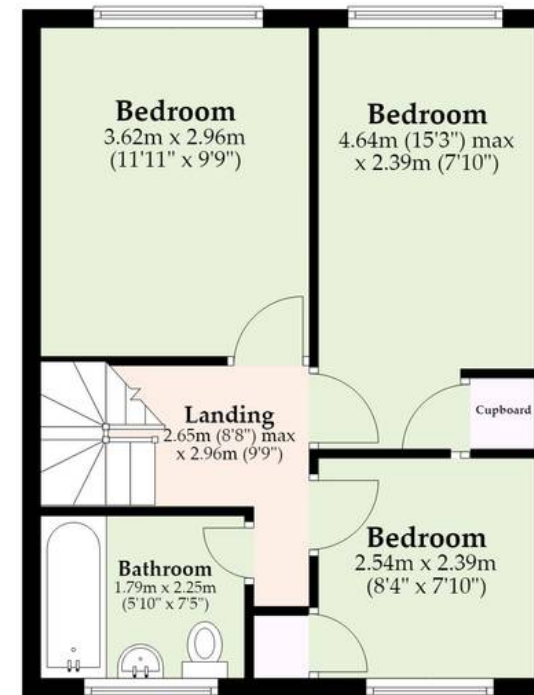
Ground Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 98.3 sq. metres (1057.8 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.

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Minors & Brady
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