



75 Neville Road, Sutton

Minors & Brady



75 Neville Road

Sutton, Norwich

A fantastic opportunity to secure a chain-free home in a highly desirable Broadland village setting. Offering well-proportioned accommodation throughout, this three-bedroom semi-detached property is ideal for first-time buyers, investors or those looking to put their own stamp on a home. The ground floor features a comfortable lounge with a wood-burning stove, a separate dining room and a fitted kitchen. Upstairs, three bedrooms are served by a family bathroom, providing flexible space for a variety of lifestyles. Outside, the generous south to south-easterly facing rear garden offers excellent potential for entertaining and enjoying the outdoors, while a garage en-bloc provides additional storage and parking. Benefiting from electric heating, a replacement fuse board installed in recent years and no onward chain, this is a home ready to be enjoyed with further scope to enhance over time.

- Three-bedroom semi-detached house
- Offered with no onward chain
- Popular Broadland village location
- Spacious lounge with wood-burning stove
- Separate dining room with garden access
- Practical fitted kitchen
- Family bathroom and three first-floor bedrooms
- Generous south/south-east facing rear garden
- Garage en-bloc and additional storage potential
- Replacement fuse board installed in recent years





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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

Offered with no onward chain, this three-bedroom semi-detached home enjoys a pleasant position within the sought-after Broadland village of Sutton. Providing well-balanced accommodation, generous outdoor space and scope for a new owner to further enhance and personalise, the property presents an excellent opportunity for first-time buyers, investors or those seeking a village lifestyle close to the Norfolk Broads.

The accommodation begins with an entrance hall leading through to a comfortable lounge, where a wood-burning stove creates an attractive focal point and a cosy setting during the colder months. The adjoining dining room provides a dedicated space for family meals and entertaining, while French doors open directly onto the rear garden, allowing natural light to flow through the ground floor.

The kitchen is fitted with a range of storage units and work surfaces, offering a practical workspace for everyday cooking and household needs. Additional under-stair storage further enhances the functionality of the home.

Upstairs, the property offers three bedrooms, including two well-proportioned doubles and a versatile third bedroom which could equally serve as a nursery, dressing room, home office or guest room. The family bathroom is fitted with a white suite incorporating a bath with shower over, wash basin and WC.



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The home benefits from electric heating, a wood-burning stove and the added reassurance of a replacement fuse board installed in recent years, providing an important practical improvement for prospective purchasers.

Outside, the property continues to impress with a generous enclosed rear garden enjoying a south to south-easterly aspect, making it an ideal space to enjoy throughout the day. Designed with low maintenance in mind, the garden features a spacious paved patio area perfect for outdoor dining and entertaining, alongside extensive shingled sections offering flexibility for further landscaping if desired.

To the front, a lawned garden and pathway approach provide a welcoming entrance, while a garage en-bloc offers valuable storage and parking potential.

Agent's Note

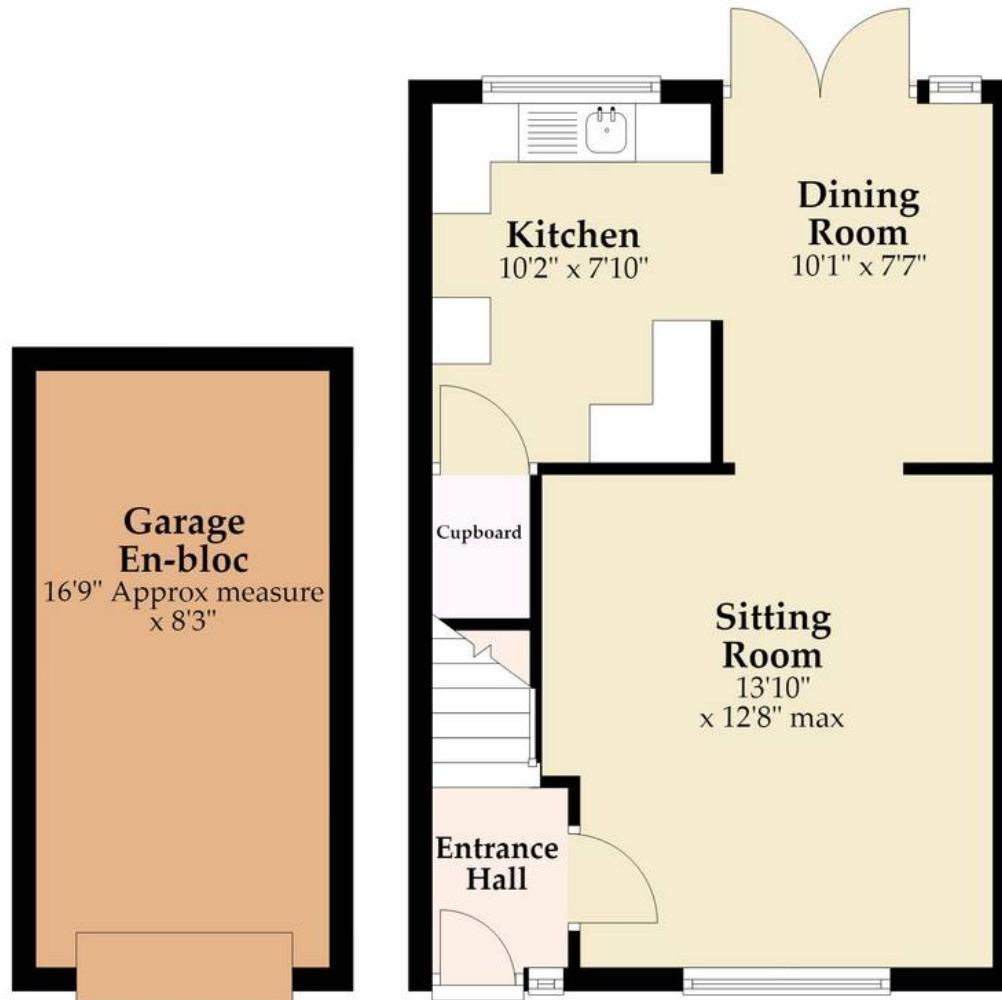
This property will be sold freehold and connected to mains water, electricity and drainage.



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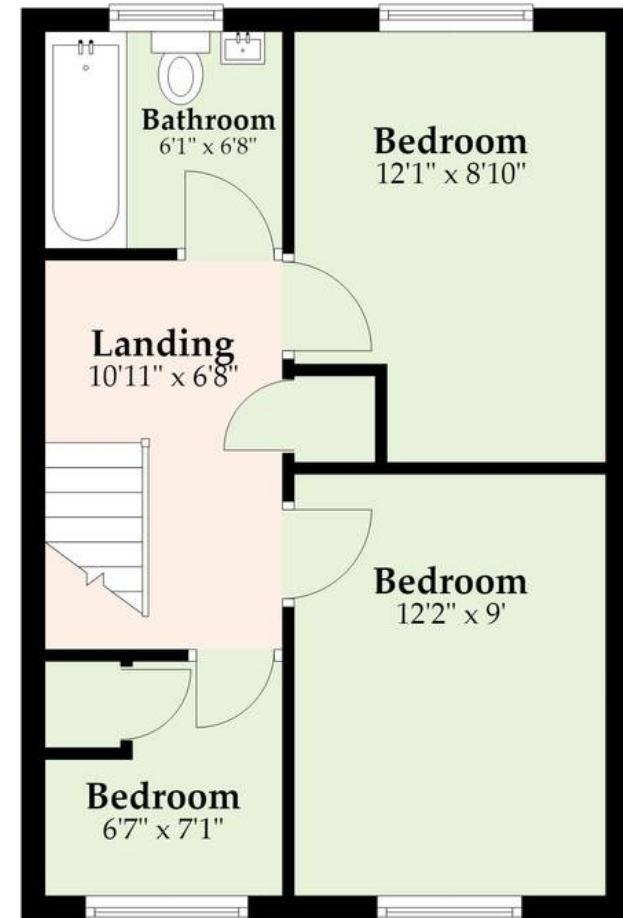
Ground Floor

Approx. 569.4 sq. feet



First Floor

Approx. 391.4 sq. feet



Total area: approx. 960.8 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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