



6a Sutton Crescent, Freethorpe

Minors & Brady



6a Sutton Crescent

Freethorpe, Norwich

With the Norfolk Broads on the doorstep and excellent access to the city of Norwich, this beautifully presented four-bedroom detached home offers spacious, contemporary accommodation perfectly suited to modern family life. Thoughtfully designed and finished to a high standard throughout, the property features bright and versatile living space, a stylish kitchen/dining room, four well-proportioned bedrooms, a large garden and ample off-road parking. Set within a desirable village community surrounded by some of Norfolk's most attractive countryside, it presents an outstanding opportunity to enjoy a relaxed rural lifestyle without compromising on convenience.

- Offered chain free!
- Attractive four-bedroom detached home in a sought-after Norfolk Broads village setting
- Beautifully presented throughout with contemporary interiors and a high standard of finish
- Generous dual-aspect sitting room filled with natural light from front and rear-facing windows
- Stylish kitchen/dining room featuring fitted units, integrated cooking appliances, useful storage and direct access to the garden
- Four comfortable bedrooms offering flexibility for family life, guests or home working
- Modern family bathroom fitted with a bath and shower over, wash hand basin and WC
- Large driveway providing extensive off-road parking
- Excellent access to Norwich, Great Yarmouth and the surrounding Norfolk countryside and coastline

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The Location

Sutton Crescent is situated within the popular Norfolk village of Freethorpe, offering a pleasant residential setting with easy access to local amenities and excellent connections to nearby towns and villages. The village is well regarded for its friendly community atmosphere, countryside surroundings, and convenient location between Norwich and Great Yarmouth.

Residents benefit from a range of everyday amenities within the village and surrounding area, whilst a wider selection of shops, supermarkets, schools, healthcare facilities, cafés, and leisure amenities can be found in the nearby towns of Acle, Brundall, and Great Yarmouth. The village is particularly appealing to those seeking a balance between rural living and modern convenience.

Freethorpe is surrounded by attractive Norfolk countryside, with a wealth of walking, cycling, and outdoor recreational opportunities available locally. The nearby Broads National Park provides beautiful waterways, nature reserves, and scenic landscapes, making the area ideal for those who enjoy outdoor pursuits and wildlife.

The village enjoys good transport links, with convenient access to the A47 providing routes to Norwich, Great Yarmouth, and the wider Norfolk region. Rail services are available from nearby Acle and Brundall stations, offering connections across East Anglia and beyond.



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Set within one of the Norfolk Broads' most appealing village settings, this impressive four-bedroom detached home offers a wonderful opportunity to enjoy a modern lifestyle surrounded by open countryside, whilst remaining within easy reach of both Norwich.

From the moment you arrive, the property makes a strong first impression, with a substantial driveway providing generous parking and an attractive frontage that reflects the quality found throughout the home.

Inside, the welcoming entrance hall introduces the clean, contemporary feel that continues across the ground floor, where underfloor heating offers comfort and efficiency beneath stylish tiled flooring.

At the heart of the home is the spacious kitchen and dining room, a sociable space designed for modern day living. Fitted with a comprehensive range of wall and base units, an integrated oven and hob, sink and drainer, plumbing for appliances and a useful built-in storage cupboard, it is a room equally suited to busy family mornings, relaxed weekend lunches and entertaining friends. Patio doors open directly onto the garden, allowing inside and outside living to connect effortlessly during the warmer months.



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The sitting room is a generous and inviting space, filled with natural light from windows to both the front and rear aspects. Offering excellent versatility for family life, it provides ample room for comfortable seating and creates a welcoming setting for everyday living or evening relaxation.

A ground floor cloakroom, fitted with WC and wash hand basin, adds further practicality to the accommodation.

The first floor continues the home's well-planned layout with four well-proportioned bedrooms, each enjoying a pleasant outlook. The principal and second bedrooms overlook the rear garden, while the remaining bedrooms offer flexibility for children, guests, home working or hobby space. Serving the bedrooms is a contemporary family bathroom, comprising a panelled bath with shower over, wash hand basin and WC.

Outside, the property continues to impress with an expansive garden. It showcases a patio for outdoor seating arrangements and a sweeping laid to lawn, ready for you to personalise to your own taste.

This is a home that successfully delivers modern comfort, generous living space and an attractive village setting, creating a property ready to be enjoyed from the moment you move in.

Agents Notes

Freehold.

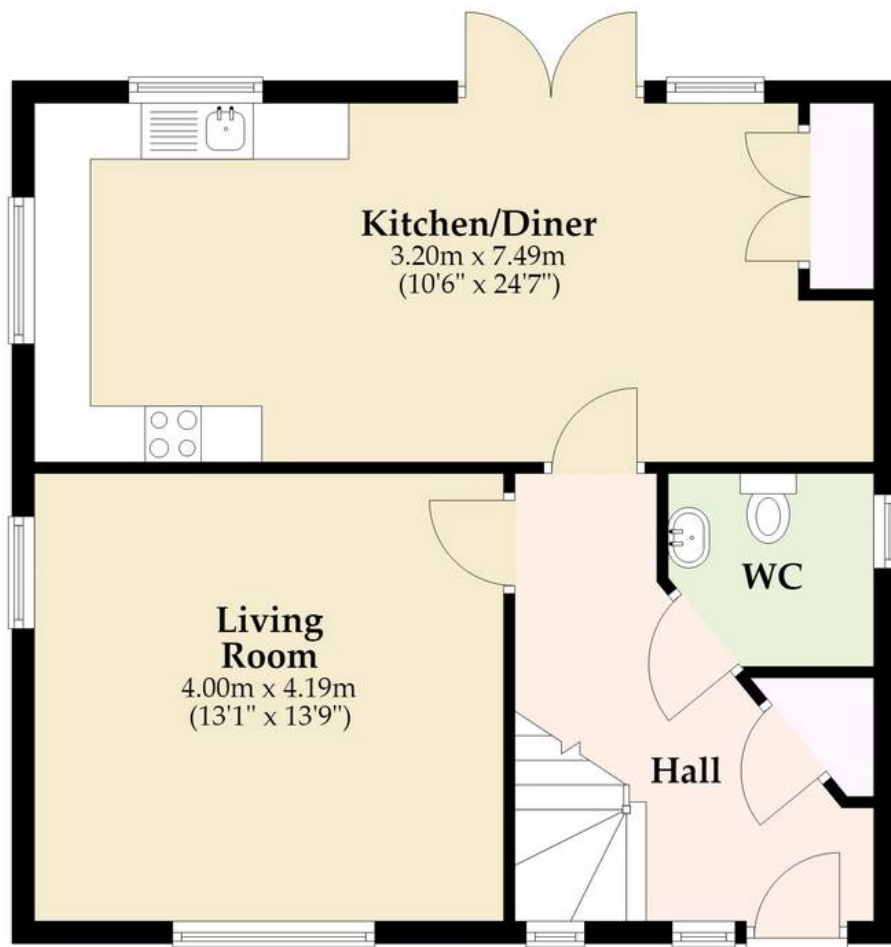
Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

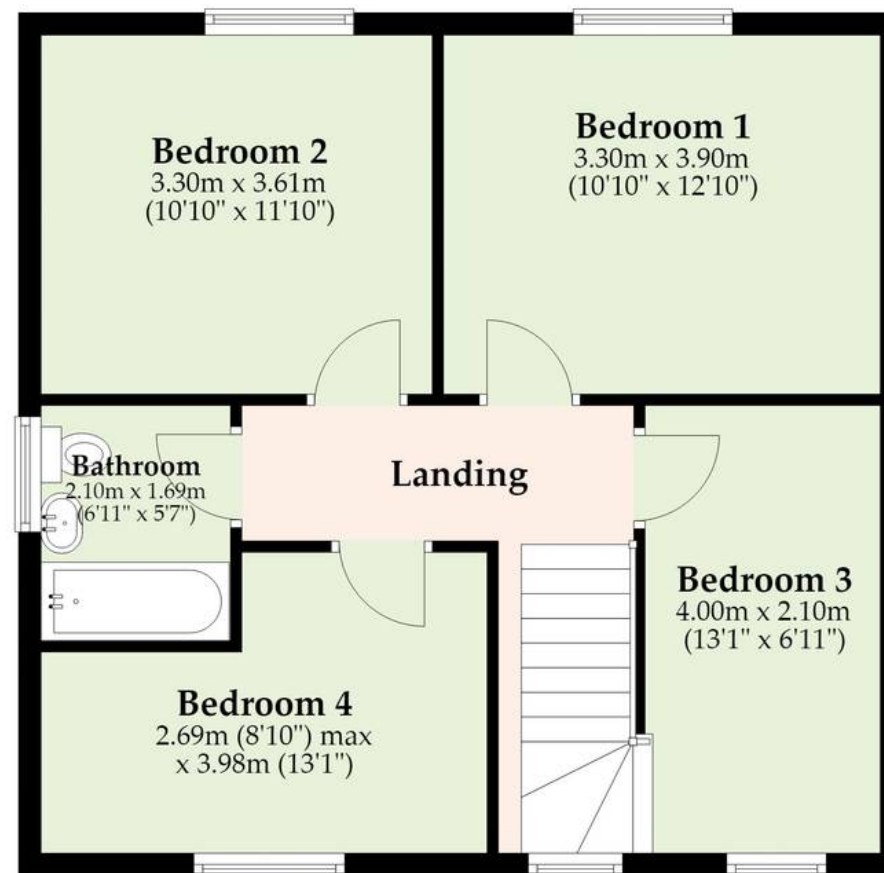
Ground Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



Total area: approx. 110.5 sq. metres (1189.2 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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