



39 Neville Road, Sutton

Minors & Brady



39 Neville Road

Sutton, Norwich

Two-bedroom home with garage, parking and a pleasant green space outlook. This well-presented terraced property enjoys a peaceful position within the popular waterside hamlet of Sutton, whilst remaining conveniently close to the amenities of nearby Stalham. Offering two double bedrooms, a spacious living and dining area, kitchen and versatile sunroom, the accommodation is both practical and well-balanced throughout. Outside, the property benefits from an enclosed rear garden designed for easy maintenance, together with an allocated parking space and garage. Ideal for first-time buyers, downsizers or investors, this vacant home is ready to enjoy immediately.

- Two-bedroom terraced home in a peaceful Broadland village location
- Attractive position overlooking a communal green space with a low-maintenance frontage
- Spacious living and dining room offering flexible space for everyday living and entertaining
- Bright and versatile sunroom providing additional reception, dining or home office space
- Two well-proportioned double bedrooms with ample room for furnishings and storage
- Well-presented throughout and ready for immediate occupation
- Enclosed rear garden featuring a paved terrace and lawn, ideal for outdoor enjoyment
- Allocated off-road parking space and a garage providing valuable storage and parking options
- Ideal purchase for first-time buyers, downsizers or investors seeking a well-maintained home in a desirable North Norfolk setting





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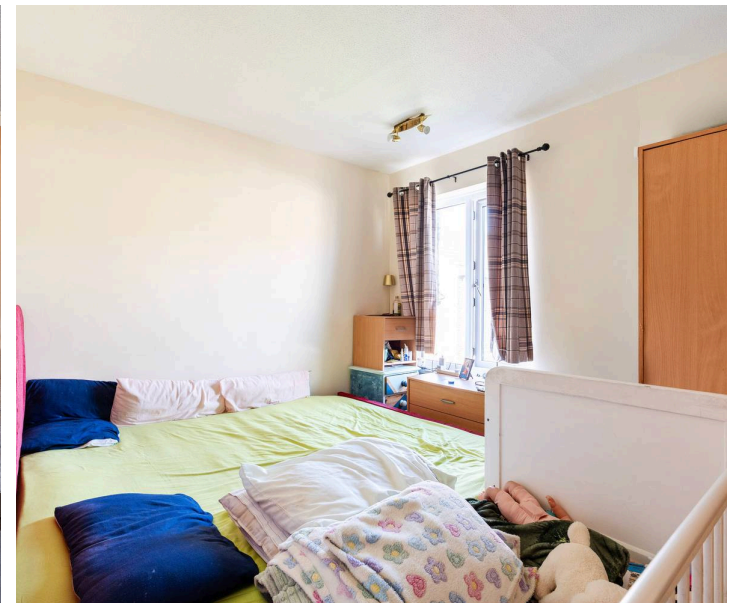
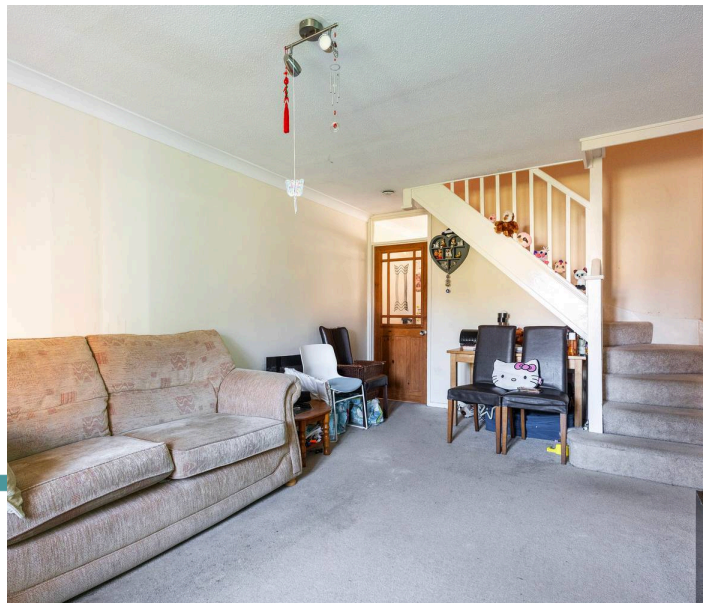
The Location

Sutton is a highly regarded Broadland village nestled within the beautiful Norfolk countryside, offering an attractive balance between rural tranquillity and everyday convenience. Situated close to the northern reaches of the Norfolk Broads National Park, the village is particularly appealing to those who enjoy outdoor pursuits, with an abundance of scenic walking routes, cycling opportunities and waterways nearby.

The village itself benefits from a welcoming community atmosphere and a selection of local amenities, while the neighbouring market town of Stalham provides a wider range of everyday facilities including shops, supermarkets, schooling, healthcare services and leisure amenities. For those seeking further choice, the popular riverside village of Wroxham, often referred to as the "Capital of the Broads", is within easy reach and offers an excellent selection of independent shops, cafés, restaurants and boating facilities.

The area is exceptionally well placed for exploring the Norfolk Broads, with numerous opportunities for sailing, paddleboarding, fishing and waterside recreation. The stunning Norfolk coastline, including beaches such as Sea Palling, Waxham and Happisburgh, is also easily accessible, making the location ideal for those who appreciate both countryside and coastal living.

Despite its peaceful setting, Sutton remains well connected. Regular road links provide access to Wroxham, North Walsham and the historic city of Norwich, where an extensive range of shopping, dining, cultural attractions and rail connections can be found. Combining a sought-after village environment with easy access to the Broads, the coast and Norwich, Sutton offers an enviable lifestyle in one of Norfolk's most desirable areas.



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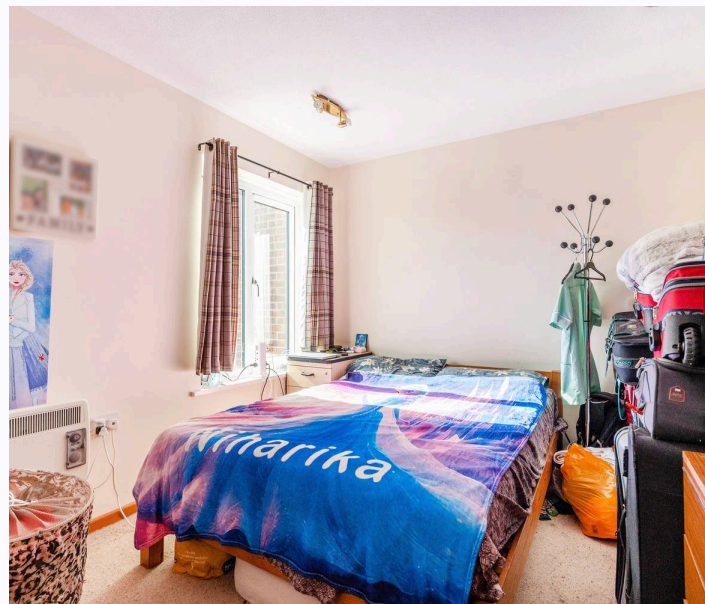
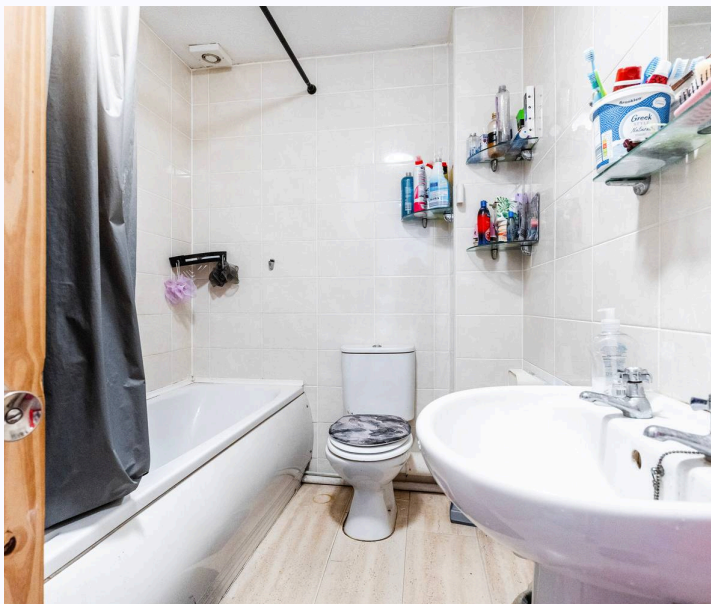
Neville Road, Sutton

This well-presented two-bedroom terraced home offers an excellent opportunity for first-time buyers, downsizers and investors alike. Situated within the popular waterside hamlet of Sutton, the property enjoys a peaceful setting whilst remaining within easy reach of the neighbouring market town of Stalham, where a wide range of everyday amenities, schooling, shops, supermarkets and transport links can be found.

Set back from the road and overlooking an attractive green space, the property enjoys a pleasant approach with a low-maintenance front garden leading to the entrance porch. Inside, the accommodation is presented in good decorative order throughout, creating a home that is ready to enjoy from day one.

The main living and dining area is well-proportioned and provides a versatile space for both relaxing and entertaining. Flowing through to the kitchen, the layout offers practicality for everyday living, while an adjoining sunroom enhances the ground floor accommodation. Filled with natural light, this additional reception space could be utilised in a variety of ways, whether as a dining area, home office or hobby room, with direct access to the rear garden.

To the first floor, a landing leads to two comfortable double bedrooms, each offering ample space for furnishings and storage. A family bathroom completes the accommodation.



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Outside, the enclosed rear garden has been designed with ease of maintenance in mind. A paved terrace immediately outside the property provides the ideal position for outdoor dining and entertaining, while the lawned section offers a pleasant area to enjoy throughout the warmer months.

Further benefits include an allocated parking space and a garage, providing valuable off-road parking and additional storage. Combining a convenient location, well-balanced accommodation and excellent practicality, this property represents a fantastic opportunity in a sought-after North Norfolk setting.

Agent's Note

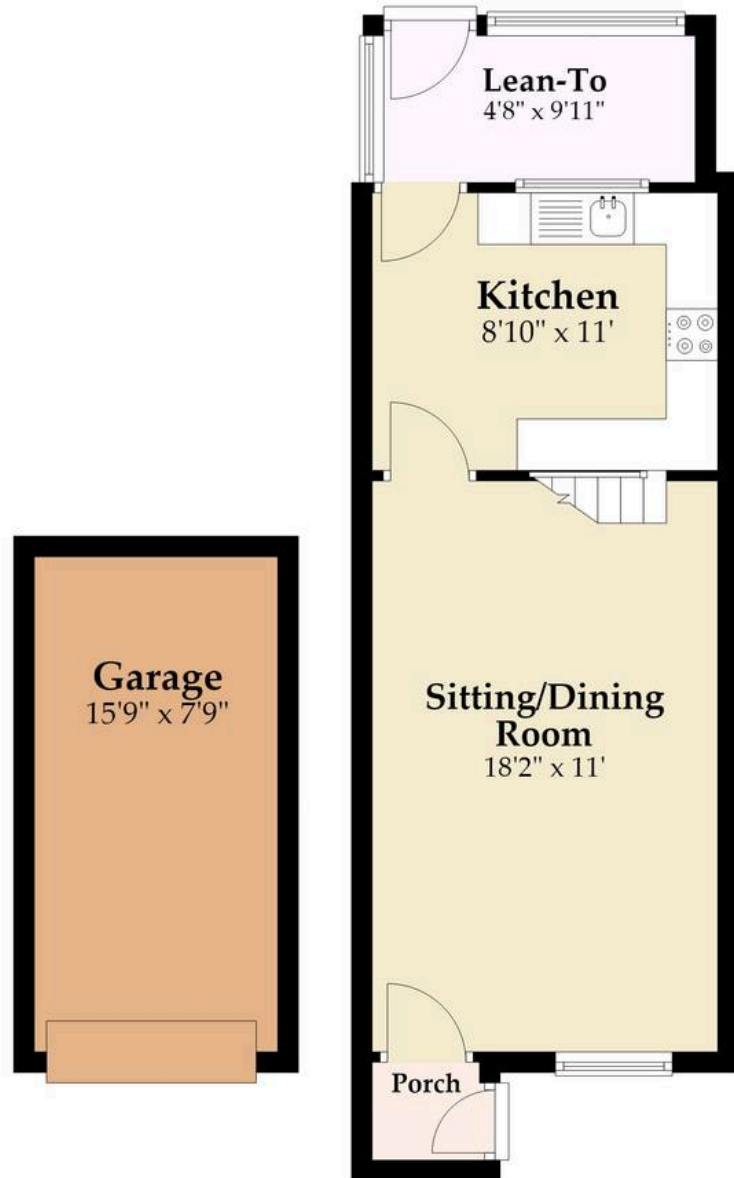
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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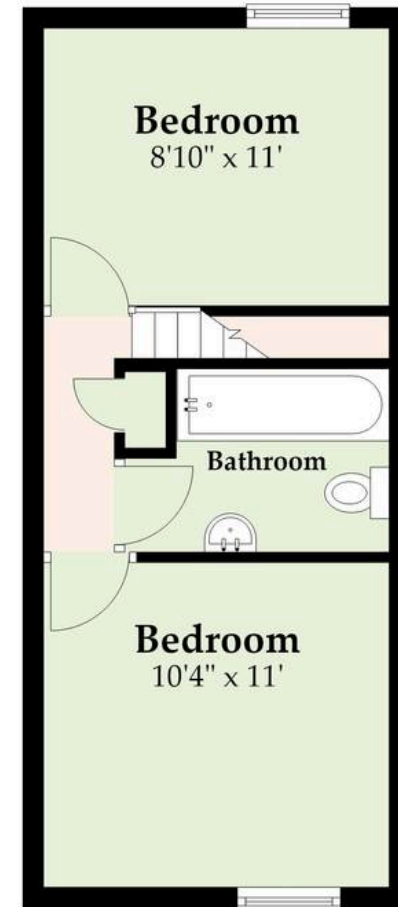
Ground Floor

Approx. 483.8 sq. feet



First Floor

Approx. 300.5 sq. feet



Total area: approx. 784.3 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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