



THE STORY OF

3 The Horseshoe

Sutton, Norfolk

SOWERBYS

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The Street, Sutton, Norwich, Norfolk
NR12 9RF

Stunning and Spacious Home
Immaculately Presented Throughout
Beautiful Embracing Character
Versatile Accommodation in Excess of 3500 sq. ft.

Open-Plan Living Options

Study

Sprawling 2/3 Acre Plot (STS)

Highly Desirable Location

Far Reaching Views

Double Garage and Further Parking

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“As well as cosy evenings by the fire, we enjoy sitting at the kitchen table and watching the wildlife in the field.”

Enjoying a pleasant setting at the end of a quiet cul-de-sac of exclusive properties, this enchanting home offers over 3,500 sq. ft. of immaculately presented and wonderfully homely interiors. The brilliantly versatile accommodation combines fine traditional receptions with modern open-plan spaces conducive to a harmonious family life.

The generous entrance hall makes for an elegant welcome and is flanked by the characterful sitting room to one side and the impressive kitchen to the other. Boasting an array of striking bespoke cabinetry, the impressive kitchen is as functional as it is elegant, packed with refined touches and awash with natural

light. The kitchen leads, via double doors, to the remarkable garden room; a wonderfully versatile space to utilise as a family, currently used as a dining room and further seating area whilst enjoying panoramic views of the pristine gardens. A large formal sitting room provides excellent balance to the open-plan space and makes for an inviting room to decompress as a family or simply light the fire and settle in with a good book.

An array of further accommodation rounds off the ground floor including a splendid, vaulted garden/music room, a well-equipped utility room with water softener system, a large study and a guest cloakroom.



The first floor is home to the first four of no less than six double bedrooms. Two generous en-suite rooms make for equally desirable options as the principal en-suite with both also boasting built-in storage. The two further double bedrooms on this floor are well served by the central family bathroom.

“Bright, spacious, and welcoming are three words that would describe our home.”

Rising to the second floor, this delightful home continues to impress and deliver invaluable versatile accommodation with two generous and characterful en-suite bedrooms.



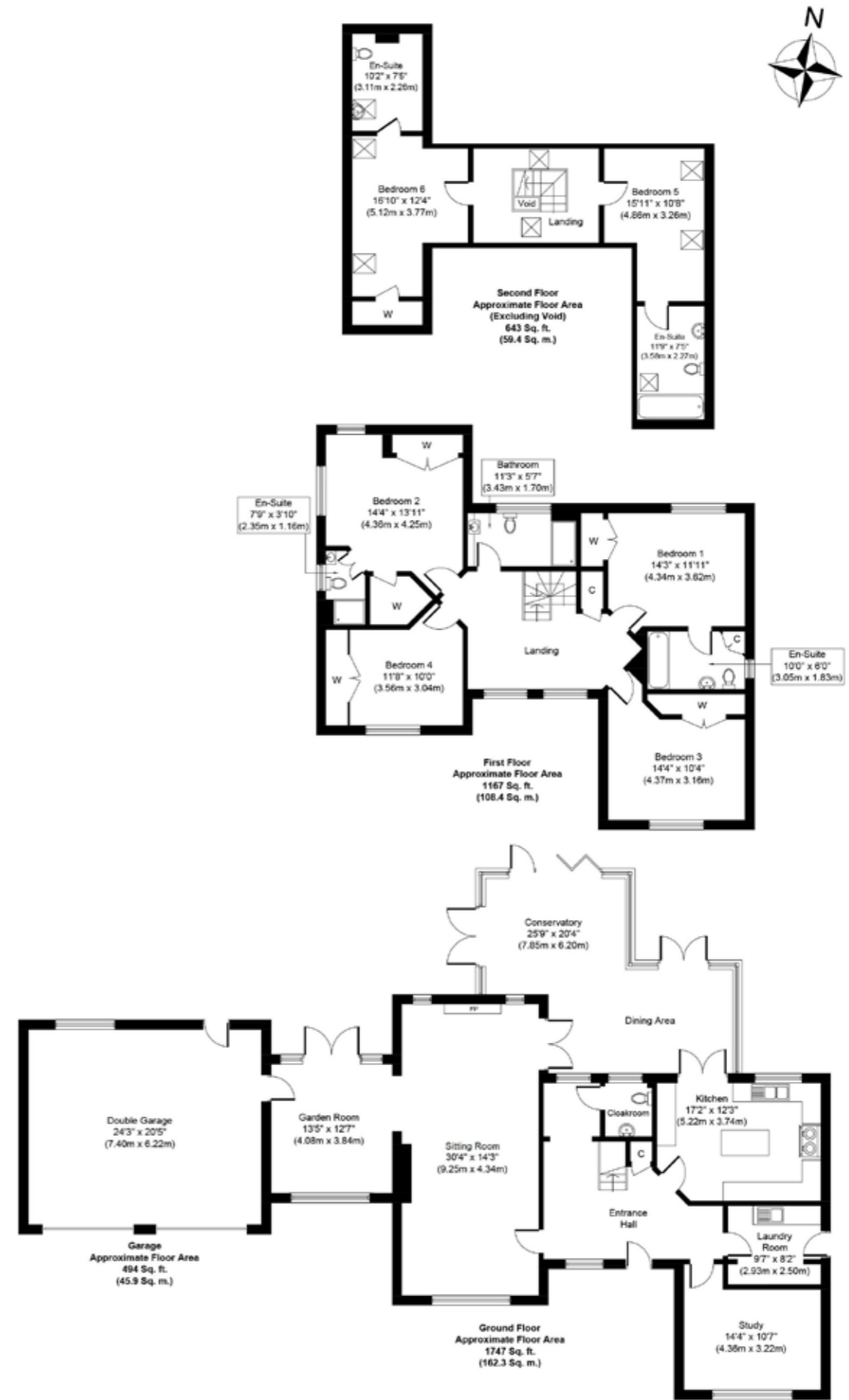






Amongst the most noteworthy features of this home is the remarkably generous plot in which it sits. The property is enveloped by approximately 0.66 Acres (STS) of immaculately landscaped and varied grounds providing a wealth of features and interest. A spacious dining terrace stretches the entire width of the home and leads to the sprawling manicured lawns, interspersed with well-stocked flower beds, a rainwater harvesting system and elegant mature trees. Elsewhere, a lovingly tended and productive kitchen garden allows for many happy and fulfilling hours to be spent in the garden whilst the orchard to the other side of the plot boasts a tranquil spot in which to enjoy the far-reaching views and striking Norfolk sunsets. The front of the plot provides ample parking for multiple cars and is complemented by the large double garage with internal door.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ALL THE REASONS

Sutton

IS THE PLACE TO CALL HOME



The popular Broadland village of Sutton lies approximately 16 miles from the cathedral city of Norwich. The slightly larger market town of Stalham is

close by and offers a range of day to day shopping facilities and schooling. Sutton has a school, parish church, garden centre, village hall, garage and convenience store, two public houses and hotel and there are plenty of attractions within easy reach, including the sandy beach at Sea Palling and Wroxham, otherwise known as the gateway to the Norfolk Broads. Sutton Windmill is Britain's tallest surviving windmill and boats are available to hire from Sutton Staithe in order to explore some of the most picturesque Norfolk Broads scenery.

Other nearby attractions include the beautiful gardens at East Ruston Old Vicarage and How Hill, watching the seals at Horsey Gap, sailing on the Hickling Broad, Bewilderwood adventure park for families, Great Yarmouth Pleasure Beach and the end of pier show at Cromer.

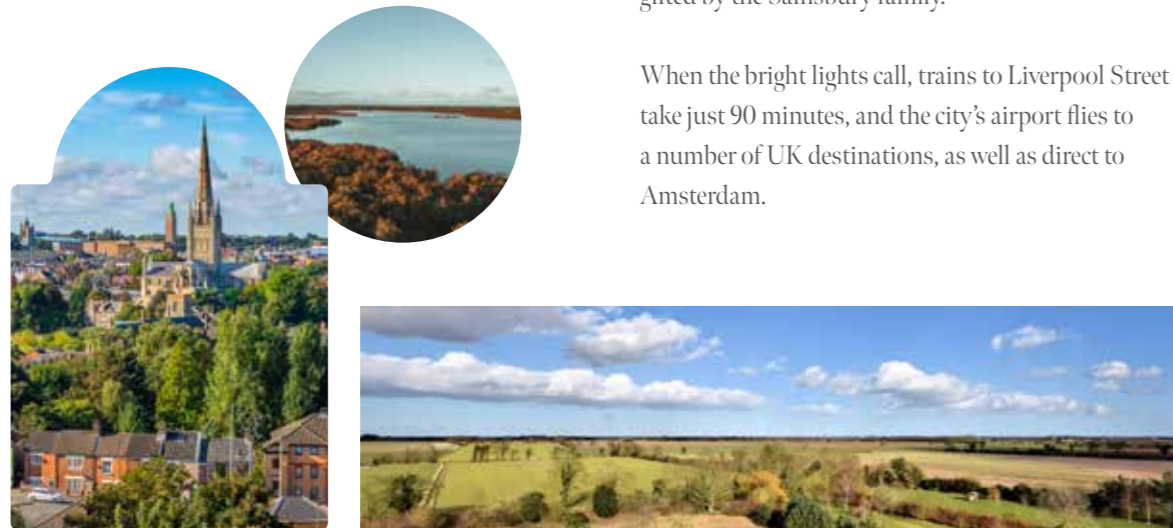
The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits

for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



The Beach at Sea Palling.

“We moved here to be close to The Broads and the beach and have made some good friends in the local community.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8308-3914-5829-6526-2153

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

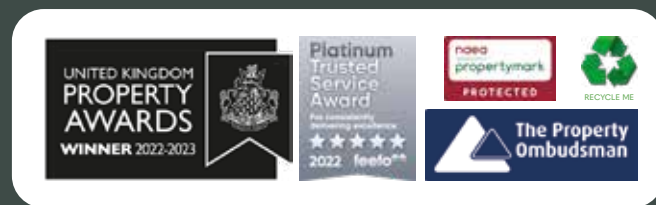
Freehold.

LOCATION

What3words: ///graced.rebirth.community

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