



1 Rustic Garden The Street, Sutton  
Norwich



Minors & Brady

# 1 Rustic Garden The Street

Sutton, Norwich

Beautifully presented throughout, this substantial four double bedroom detached home offers approximately 2061 sq. ft (stms) of well-arranged accommodation within the popular Broadland village of Sutton. Two bay-fronted reception rooms enjoy open field views to the front, while the spacious open-plan kitchen, living, and dining room opens out to south-facing wraparound gardens, creating an easy flow between indoor and outdoor living. The property further benefits from underfloor heating, eco-focused energy and water systems, generous off-road parking with a detached garage, and flexible, well-proportioned rooms that come together to form a high-quality family home with a strong connection to its setting.

## Location

Rustic Garden is positioned along The Street within the village of Sutton, an established rural setting close to the Norfolk Broads. The village offers everyday amenities, including a local shop, public house, primary school, and regular bus services connecting to surrounding areas. Sutton is a short drive from Stalham, providing access to a wider range of shops, supermarkets, and schooling. The nearby Broads waterways offer opportunities for boating, walking, and wildlife watching, while the coastline at Sea Palling and Happisburgh is also within easy reach. Norwich city centre can be accessed comfortably by road, offering mainline rail services, retail, dining, and cultural attractions.



M&B



M&B

# 1 Rustic Garden The Street

Sutton, Norwich

## Rustic Garden, The Street

The property is entered via a welcoming entrance hall finished with light wood effect flooring, oak skirting boards, and matching oak internal doors. Stairs rise to the first floor, with a built-in understairs cupboard providing practical storage.

To the front of the property, the main living room is a generous reception space enjoying open field views. A large bay window allows natural light to flood the room, while additional rear-facing patio doors provide direct access out to the south-facing garden. The room features light wood effect flooring and a striking brick fireplace with raised tiled hearth, exposed timber mantel, and a wood-burning stove set within the recess.

Also positioned to the front of the property is the separate family room, again bay fronted and benefitting from open field views. This well-proportioned space offers excellent flexibility and is suitable for use as a playroom, home office, or additional sitting room, while remaining clearly defined from the main living areas.

To the rear, the open plan kitchen, living, and dining room forms the heart of the home. The kitchen is fully fitted with an extensive range of base and wall units, finished with coordinating work surfaces and integrated appliances, including a built-in oven, hob, and extractor. Tiled flooring runs throughout, providing a practical and clean finish. There is ample space for a large dining table and additional seating, making this an ideal setting for everyday living and entertaining. Multiple windows bring in excellent natural light, and French doors open directly onto the rear garden, creating a strong connection between the indoor space and the south-facing outdoor area. A ground-floor WC is located off the hallway and incorporates space for laundry appliances. Further storage is provided beneath the staircase.

M&B



# 1 Rustic Garden The Street

Sutton, Norwich

On the first floor, the landing provides access to the family bathroom and all four double bedrooms. The principal bedroom is a spacious double room and benefits from extensive built-in wardrobes along with a private en suite shower room fitted with a walk-in shower, WC, and wash basin. A second bay-fronted double bedroom also includes built-in wardrobes and enjoys views to the front. The remaining two bedrooms are both well-proportioned double rooms, finished with neutral carpeting and offering flexibility for family living or guest accommodation. The family bathroom is fitted with a panelled bath, separate shower, WC, and wash basin, finished with contemporary tiling.

Externally, the property is approached via a spacious driveway providing ample off-road parking and leading to a detached garage. The rear garden is south-facing and landscaped, featuring paved patio seating areas, a lawn, planted borders, and a side garden area currently used for log storage. Gated side access connects the front and rear of the property.

The property benefits from a rainwater harvesting system supplying the washing machine, ground-floor WC, and external tap. Solar panels assist with hot water heating, alongside an oil-fired central heating boiler. The home further benefits from double glazing throughout, along with underfloor heating.

## Agents notes

Sold freehold, connected to main services: water, electricity and drainage.  
Oil-Fired Central Heating

All buyers are advised to do their own due diligence with their solicitor and surveyor in regards to the environmental changes to the area.

M&B



Ground Floor  
1174 sq.ft. (109.1 sq.m.) approx.



1st Floor  
887 sq.ft. (82.4 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 2061 sq.ft. (191.5 sq.m.) approx.

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.  
Made with Metropix ©2025

# Dreaming of this home?

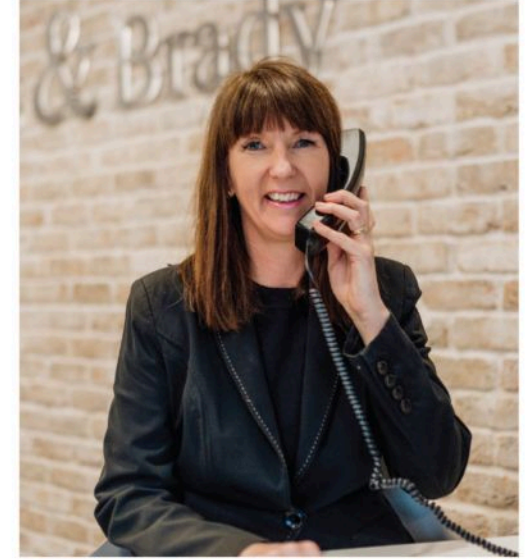
## Let's make it a *reality*



Meet *Abi*  
Branch Partner



Meet *Karol*  
Property Valuer



Meet *Claire*  
Aftersales Team Leader

# Minors & Brady

*Your home, our market*



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372

E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)