



SUTTON STAITHE
£175,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







SUTTON STAITHE, NORFOLK NR12 9QS

- Spacious and well presented holiday cottage
- Built to a high standard in 2003
- Freehold
- 26ft long first floor living room with south facing balcony
- Off road parking
- Full contents available by separate negotiation
- Suitable as a year round second home or as a perfectly placed holiday let

An incredibly spacious, well presented holiday cottage, built in 2003 to a high standard and perfectly placed for easy access to the Broads and the Norfolk coast.

Although only a one bedroom property, the layout is very generous and with the addition of a sofa bed to the 26ft long living room, it could comfortably accommodate four adults. Features include sealed unit double glazing, night storage heaters, south facing patio and balcony with views out over open countryside and the adjacent moorings, private parking and no onward chain.

Equally suitable as a second home or as a well equipped holiday let with full contents available by separate negotiation.

Located next to a small traditional boatyard with moorings available to rent by separate arrangement, subject to availability. A well regarded pub/restaurant and scenic picnic spot are both within easy walking distance.

Extensive boat hire facilities are available in nearby Potter Heigham (4 minutes), the well-served market town of Stalham is close by (1.6 miles) with the capital of the Broads, Wroxham (9 miles) and the beach at Sea Palling (5 miles).

ACCOMMODATION

Entrance Hall

Part glazed front door, night storage heater, staircase to first floor, under stair storage cupboard, built in cloaks cupboard.

Bedroom 1: 13'10" x 9'9"

UPVC sealed unit French doors to rear leading out onto a paved, south facing terrace. Wall mounted electric heater, built in double wardrobe.



Spacious Bathroom

Panelled bath with fitted shower, wash basin, low level w/c, heated towel rail, extractor fan, shaver point, wall mounted fan heater

FIRST FLOOR

Spacious Open Plan Living Space: 26'4" x 13'9"

Dual aspect with UPVC sealed unit double glazed French doors leading out onto a south facing decked balcony, with built in storage cupboard, and views out over open countryside and the adjacent moorings.

Velux window to front aspect, full range of wall and floor mounted kitchen units with 1½ sink unit and drainer, built in oven, hob and extractor hood. Plumbing for dishwasher and washing machine. Built in cupboard with hot water cylinder. Loft access and night storage heater.

OUTSIDE

Off road parking for one car. Ground floor terrace and first floor balcony, both face south and look over unspoilt marshland.

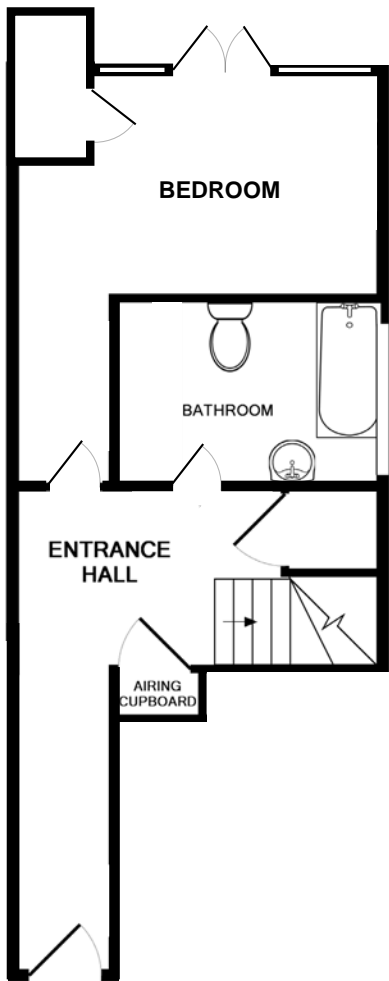
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

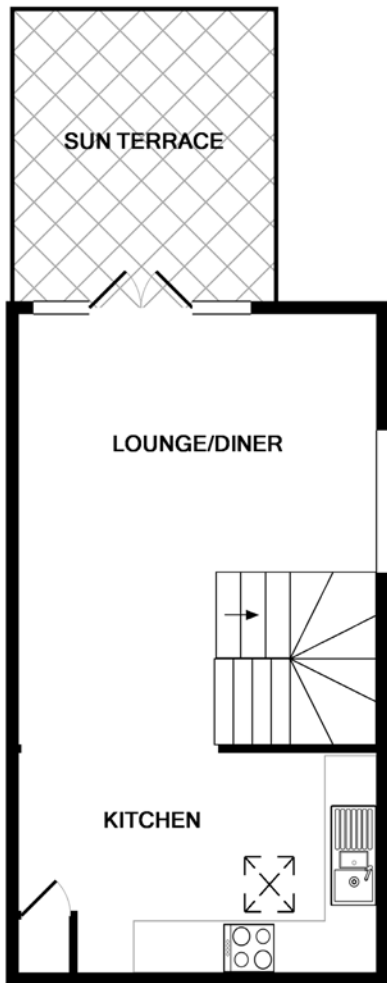
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







GROUND FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.1 SQ.M.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



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