

FREEHOLD



House (EPC Rating: D)

# ELEVEN MILE LANE SUTON WYMONDHAM NR18 9JL

Offers in excess of

## £390,000

### FEATURES

- Five Bedrooms
- Extended Family Home
- Sitting Room
- Kitchen/Family Room
- Ensuite/Wc/Bathroom
- Garage/Workshop
- Field Views
- 0.25 stms acre plot
- Near Wymondham College
- Near Attleborough



Ben Allman  
Estate & Letting Agents

# 5 Bedroom House located in Sutton, Wymondham

Enjoying a wonderful countryside setting with open field views to both the front and rear, this beautifully extended semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living. Occupying a generous plot of approximately 0.25 acres (subject to measured survey), the property combines rural charm with excellent access to Wymondham, Attleborough and Wymondham College.

The welcoming entrance hall leads into a thoughtfully arranged layout designed for everyday family life. A versatile ground-floor bedroom or snug provides flexibility for guests, home working or relaxation, while the comfortable sitting room offers a cosy retreat. A convenient cloakroom/WC completes the ground floor.

The heart of the home is the impressive open-plan kitchen, dining and family room. Filled with natural light and opening directly onto the garden, this sociable space is ideal for everything from family meals to entertaining friends and enjoying summer gatherings.

Upstairs, the generous principal bedroom benefits from its own en-suite shower room, creating a peaceful private sanctuary. Three further well-proportioned bedrooms and a family bathroom provide ample accommodation for growing families.

Outside, the property continues to impress. A sweeping carriage driveway provides extensive parking for multiple vehicles and leads to a detached garage. The enclosed gardens offer plenty of space for children and pets to enjoy, with a large lawn and a covered seating area that is perfect for outdoor dining, relaxing with friends or even accommodating a hot tub.

Set in the picturesque hamlet of Sutton, this exceptional home offers the best of countryside living while remaining conveniently connected to local amenities and transport links. Bus stop at the end of the lane. Combining generous living space, flexible accommodation and stunning rural surroundings, this is a wonderful opportunity to create a family home in a truly enviable location.

## Entrance Hall

Sealed unit double glazed country style door to the front with stairs to the first floor landing, oak doors to bedroom four, wc and sitting room.

## Wc

Sealed unit double glazed window to the side and wc.

## Bedroom Four

12'0 x 10'0

Sealed unit double glazed window to the front and rear and radiator.

## Sitting Room

12'0 x 11'0

Sealed unit double glazed window to the front, radiator, feature panel wall to far wall and oak door to the inner hall.

## Inner Hall

Sealed unit double glazed window to the rear, wall mounted oil boiler, oak doors to the cupboard and the kitchen/dining room.

## Kitchen/Dining Room

22'0 max x 17'0 max

Sealed unit double glazed doors to the rear along with a window overlooking the rear garden. Sealed unit double glazed window to the front. Range of base and eye level units with integrated appliances to include, oven, hob cooker hood, dishwasher and space for fridge/freezer. Splash backs and tiled floor.

## Landing

Sealed unit double glazed window to the front with oak style doors to all bedrooms and the family bathroom. Airing cupboard.

### Primary Bedroom

22'0 max x 17'0 max

Sealed unit double glazed windows to both aspects overlooking farmland and the rear garden. Radiator. Range of built in wardrobes and oak style door to the ensuite shower room.

### Ensuite

Spacious ensuite offering vanity wash hand basin, wc and walk in double shower with tiled back splash. Inset spot lights. Sealed unit double glazed window to the front.

### Bedroom Two

11'0 x 9'0

Sealed unit double glazed window to the front and radiator.

### Bedroom Three

12'0 x 10'0

Sealed unit double glazed window to the front and rear aspects overlooking farmland to the front and garden to the rear. Radiator.

### Bedroom Five

9'0 x 5'0

Sealed unit double glazed window to the rear, cupboard and radiator.





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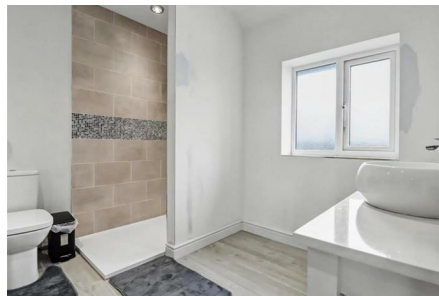


### Family Bathroom

Sealed unit double glazed window to the rear, bath with screen and shower wash hand basin. Tiled splash backs.

### Outside

The front of the property is set back from the lane and screened by stylish slatted fencing, featuring a carriage driveway along with additional parking to the side. There is gated access to the rear garden, which is predominantly laid to lawn and benefits from a detached garage and a covered seating area. The garden enjoys a high degree of privacy, is minimally overlooked, and offers ample space to make the most of the sunshine throughout the summer months.



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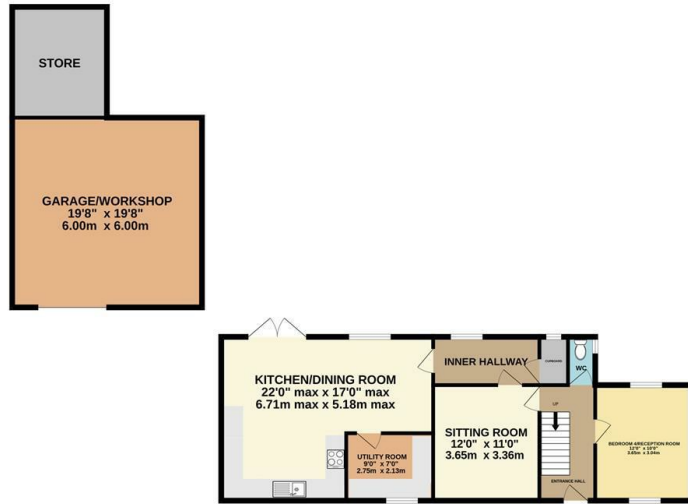
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Council Tax Band

**B**

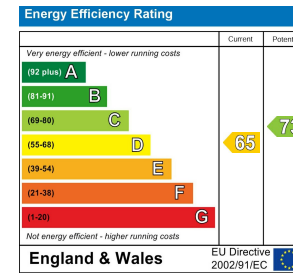
GROUND FLOOR



1ST FLOOR



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.  
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