



Strathearn House, London Road, Sutton, NR18 9SN
Price £495,000 (Freehold)



Key Features...

- * Deceptively spacious 1930's family home
- * Extended in 2004 by the current owners
- * Set on over two acres of beautiful grounds (stms) with potential for equestrian use or future development (subject to planning)
- * Ideally situated, close to the A11 and a short distance from Wymondham College & prep school
- * Four double bedrooms

The Property....

Strathearn House is a deceptively spacious detached family home offering 1,547sqft of versatile living space. Extended in 2004, this well-presented property is ideally situated between Wymondham and Attleborough, close to the A11 providing easy access to local amenities and main routes also a short distance from the sought after Wymondham College and prep school. Set on over two acres of beautiful grounds, this home combines generous internal accommodation with stunning outdoor space, ideal for families, entertaining or those seeking an equestrian lifestyle.

The Accommodation...**Entrance Hall**

Upvc double glazed leaded door, decorative tiled flooring, radiator, under stairs storage and staircase to first floor.

Lounge

Upvc window to front, dado rail, coved ceiling, radiator and tv point.

Snug

Front-facing upvc window, coved ceiling, open fireplace with decorative surround, perfect for cosy evenings, radiator.

Kitchen

Ceramic tiled flooring, window overlooking rear garden and a range of oak wall and base units. Appliances include Neff Cirotherm single oven, Neff hob and brushed stainless steel extractor hood. Space for fridge/freezer, plumbing for washing machine and dishwasher, one and a half bowl stainless steel sink unit, radiator.

Dining Area

South-easterly aspect with window to rear and double doors to side garden, radiator, tiled flooring, ideal for bright morning breakfasts.

Boiler Cupboard

Housing oil fired boiler (installed 2004).

Cloakroom

Window to side, tiled flooring, radiator, wc and wall mounted wash basin.

Conservatory

Constructed in 2004 by the current owners. Brick base and upvc double glazed design, two radiators, wall lights, tiled flooring and double doors opening onto the garden. Perfect year-round living or entertaining space.

First Floor Landing

Loft access with ladder to existing loft.

Bedroom One

Front-facing window, coved ceiling, radiator, useful over-stairs storage with additional window.



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Bedroom Two

Front aspect, radiator, coved ceiling.

Second Landing

Additional loft access and airing cupboard.to recently extended section of the property

Bedroom Three

Rear aspect, radiator, coved ceiling.

Bedroom Four/Study

Dual aspect windows, radiator, ideal as a home office or bedroom, coved ceiling.

Family Bathroom

Rear window, modern four-piece suite comprising bath, separate shower cubicle, pedestal wash basin and wc, fully tiled walls, radiator.

Outside

The property is screened from the road by mature hedging and approached via a carriage driveway providing ample parking and turning.

Detached Tandem Garage

Power and lighting, front door and side door, tandem in length.

The extensive grounds extend to over two acres (stms) featuring:-

- Expanses of lawn
- Large garden pond
- Summer house
- Large shed and smaller shed with attached greenhouse
- Two additional greenhouses

The land offers potential for equestrian use or future development (subject to planning).

In Summary - Strathearn House combines charm of a rural setting with the convenience of nearby towns. Its spacious layout, generous grounds and flexible accommodation make it an ideal family home with scope for lifestyle or leisure pursuits.

South Norfolk Council Tax Band C

Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.

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Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co- operation in order that there will be no delay in agreeing the sale.

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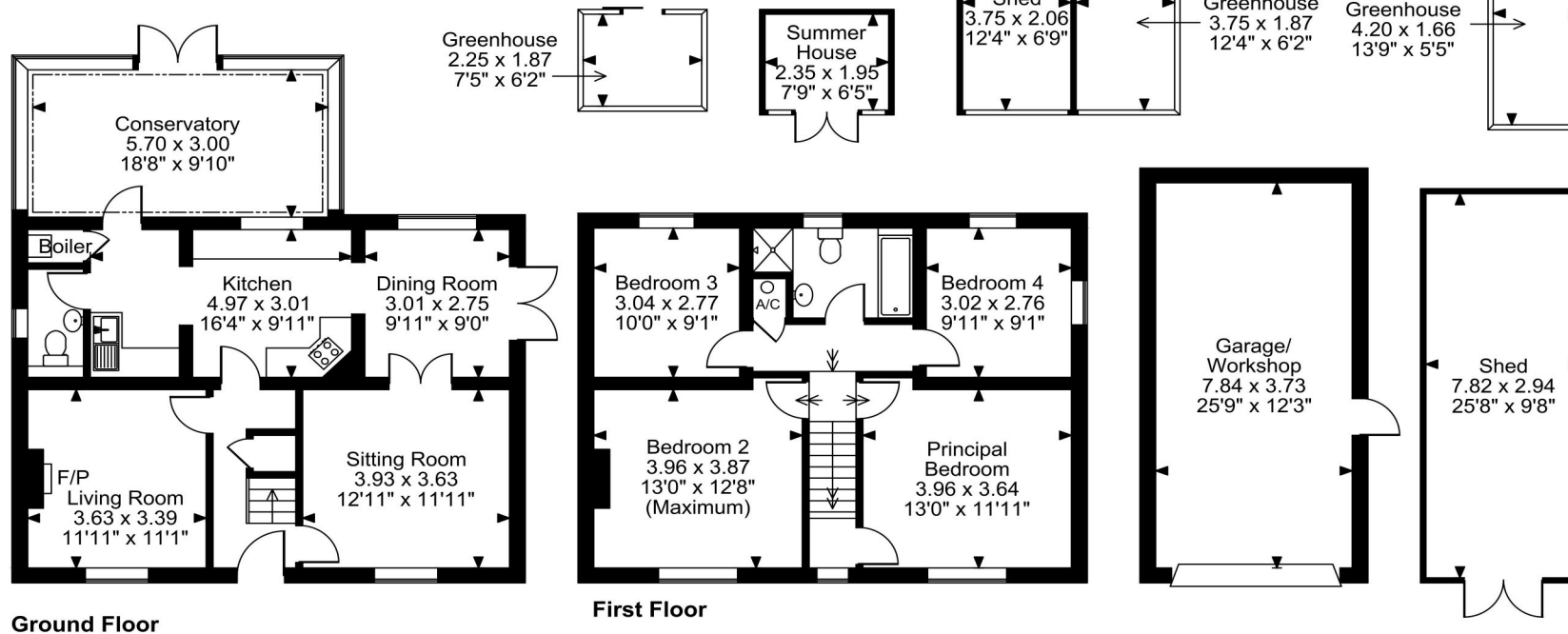
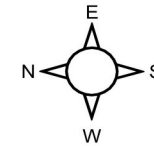






Strathearn House, London Road, Sutton, Wymondham, Norfolk

Approximate Gross Internal Area
Main House = 1547 Sq Ft/144 Sq M
Garage/Workshop = 315 Sq Ft/29 Sq M
Outbuildings = 579 Sq Ft/54 Sq M
Total = 2441 Sq Ft/227 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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The position & size of doors, windows, appliances and other features are approximate only.

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