

property details **approval form**

Two Hoots, The Street, Sutton, Norwich, Norfolk, England, NR12 9RF

Date: 25 August 2026

Property Ref and Version: NWS108807 - 0003



selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS

T 01692 581034 **E** stalham@williamhbrown.co.uk

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>> **price**

guide price £625,000

Tenure: Freehold

>> **key features**

- > Four Double Bedroom Deatched Family Home
- > Popular Village Location
- > Self-contained One Bedroom Apartment Above Garage
- > Generous Frontage & Rear Garden
- > Garden backs on to a wooded area giving a private feel
- > Additional Courtyard Garden
- > Plenty of Parking.
- > Solar Panels
- > EPC Rating: Awaited

>> **short description**

A four-bedroom detached family home that offers well-proportioned living accommodation set over two floors. The home sits centrally to the plot making the most of the outside space. A one-bedroom apartment above the garage allows for multigenerational living or a rental property subjected to planning

>> **long description**

Situated in the Broadland National Park Village of Sutton, this four-bedroom detached family home offers traditional feel. The ground floor accommodation comprises: - a WC, sitting room, dining room with a large feature serving hatch through to the kitchen which is perfect for entertaining guests. The property sits on a generous plot that offers good frontage which incorporates a front lawn, a paved courtyard garden, plenty of parking on the gravelled driveway, a detached double garage that offers a one-bedroom self-contained apartment above. This is perfect for multigenerational living or offers the possibility of an income stream through renting (Subject to planning permission) The rear of the property offers a good size rear garden with two seating areas; a timber framed shed & summer house (both with power and electric) and a greenhouse. An additional feature is that the property is set back from the main road, access via a private loke.

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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

>> **directions**

>> **Agent Note**

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>> **room description**

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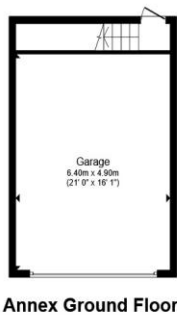
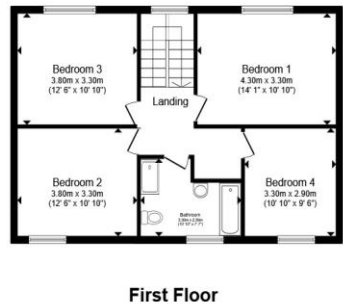
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>> floor plan



Total floor area 206.8 m² (2,226 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Matthew Smith		
Miss E.M. David		