

SALES & LETTINGS

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Barn 8, Rectory Road, Suffield, Norfolk, NR11 7EW

A beautifully appointed barn conversion set within the Norfolk countryside surrounded by rolling fields and woodland and conveniently positioned midway between the market towns of North Walsham and Aylsham where you will find a variety of amenities to include supermarkets, independent retailers, schooling for all ages and leisure facilities.

Set back from the road, the property is approached to the rear over a shingle driveway providing ample off-road parking. An enclosed garden with a paved terrace, raised decking and a garden studio is accessed through a timber gate and provides the perfect setting for socialising with friends and family.





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- GARDEN STUDIO
- OFF-ROAD PARKING
- BARN CONVERSION

- COUNTRYSIDE SETTING
- ENCLOSED REAR GARDEN
- WELL-PRESENTED THROUGHOUT

- TWO BEDROOMS, ONE WITH EN-SUITE
- LESS THAN NINE MILES TO THE COASTLINE
- APPROX. FOUR & HALF MILES TO NORTH WALSHAM & AYLSHAM

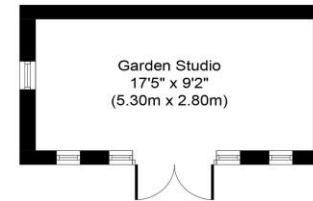
The barn, which has retained many original features including intricate beam work, is well-presented throughout and provides modern open plan accommodation. To the ground floor two sets of double doors provide an entrance to a lounge dining room with an adjoining kitchen and shower room. To the first floor, two bedrooms both with overhead storage and one with an en-suite shower room complete the accommodation.

The property is perfectly located to explore the Norfolk coast with easy access to the beaches at Cromer and Mundesley as well as the famous Norfolk Broads and Norwich city centre with its excellent shopping, night life, restaurants and extensive historical interest.





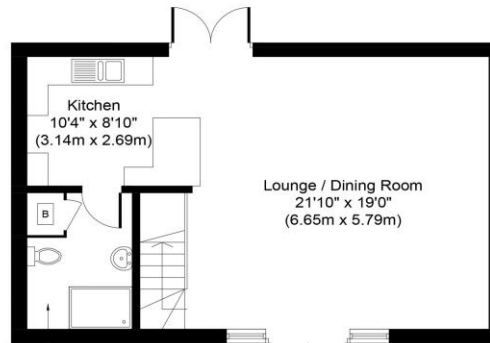
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Garden Studio
17'5" x 9'2"
(5.30m x 2.80m)

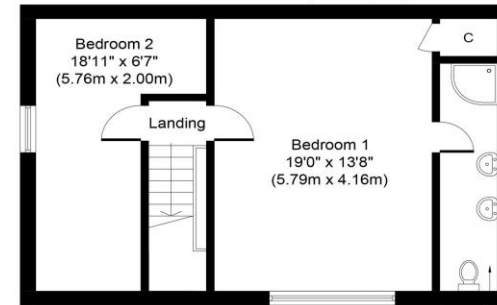
(Not Shown In Actual Location / Orientation)

Approximate Floor Area
159 Sq. ft.
(14.8 Sq. m.)



Shower Room
9'7" x 6'5"
(2.91m x 1.96m)

Ground Floor
Approximate Floor Area
549 Sq. ft.
(51.0 Sq. m.)



Bedroom 2
18'11" x 6'7"
(5.76m x 2.00m)

Landing

Bedroom 1
19'0" x 13'8"
(5.79m x 4.16m)

En-Suite
15'11" x 3'7"
(4.85m x 1.10m)

First Floor
Approximate Floor Area
549 Sq. ft.
(51.0 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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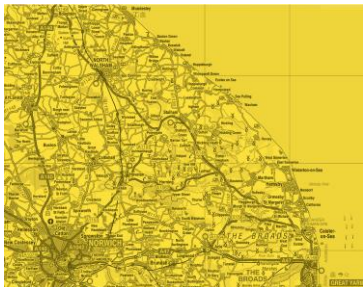


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Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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