



## Yarmouth Road, Blofield, Norwich

Guide Price £390,000 Freehold

Energy Efficiency Rating : NA

- ✓ Grade II Listed Barn Conversion
- ✓ Deceptively Spacious
- ✓ South Facing Sitting Room
- ✓ Kitchen/Dining Room
- ✓ Two Double Bedrooms
- ✓ Exposed Brickwork & Timber Beam
- ✓ Gardens to front, Side & Rear
- ✓ Parking with Previous Planning for Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





GRADE II LISTED BARN CONVERSION with PRIVATE GARDENS situated in an EXCLUSIVE DEVELOPMENT behind electric WROUGHT IRON GATES, with CART SHED, just off the A47. A LOCATION such as this is RARELY AVAILABLE. This character property features a well lit OPEN PLAN KITCHEN with ample space for a DINING TABLE, and a VAULTED CEILING with EXPOSED TIMBER BEAMS, utility room, SITTING ROOM with further EXPOSED TIMBER BEAMS and doors to the front GARDEN, and MAIN BEDROOM with EN-SUITE. There is also another DOUBLE BEDROOM accessed off the inner hall and finally a cloakroom. To the outside, gardens can be found to front, side and rear that have been WELL MAINTAINED, planning was previously granted for a detached double CART SHED/GARAGE with parking for multiple vehicles to front.

#### LOCATION

The Broadland Village of Blofield is situated East of the Cathedral City of Norwich. The Village provides good transport links via both the Brundall and Lingwood railway stations along with regular buses travelling to both Norwich and Great Yarmouth. The Village itself offers a wide range of amenities including a village school, local shops, garden centre and a public house. Blofield is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR13 4JS), but to help you...Leave Norwich on the A47 heading toward Great Yarmouth. Take the second exit off the Brundall roundabout signposted Blofield. Continue along the road until just after the entrance to the golf course, taking a right hand turn which leads to this private development.

#### AGENTS NOTE

The communal maintenance charge is £40 per month - this includes the maintenance of the septic tank, electric gates and brick weave driveway. This property had planning granted previously for a detached double garage to be erected which has now lapsed, potential purchasers should make their own enquiries into reactivating that planning.

The property is located on an exclusive development of barn conversions, featuring only five properties, and is set behind wrought iron gates which are electrically controlled. The brick weave driveway provides access to this property, where a hard standing footpath and an adjacent lawned front garden with patio can be found.

Entrance door to:

#### ENTRANCE HALL/UTILITY ROOM

7' 7" x 5' 5" (2.31m x 1.65m) Fitted range of base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, tiled flooring, space for washing machine and tumble dryer, radiator, electric fuse box, intercom entry system, smooth ceiling with exposed timber beams, door to:

### **KITCHEN/DINING ROOM**

17' 10" x 11' 11" Max. (5.44m x 3.63m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in oven with extractor fan above, tiled effect flooring in the kitchen area leading to wood effect flooring in the dining area, integrated fridge and dishwasher, radiator, double glazed windows to front and rear, door to inner hall, smooth vaulted ceiling with exposed timber beams, door to:

### **SITTING ROOM**

17' 10" x 13' 7" (5.44m x 4.14m) Fitted carpet, radiator, double glazed window to side, full height double glazed window and French doors to side, television and telephone points, smooth vaulted ceiling with exposed timber beams.

### **INNER HALL**

Wood effect flooring, radiator, double glazed window to side, door to garden, smooth vaulted ceiling with exposed timber beams, door to:

### **CLOAKROOM**

Two piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, tiled splash backs, fitted carpet, radiator, built-in shelved storage cupboard, smooth ceiling with extractor fan and loft access hatch.

### **DOUBLE BEDROOM**

14' 11" x 12' 9" (4.55m x 3.89m) Fitted carpet, radiator, double glazed windows to front x2, smooth vaulted ceiling with exposed timber beams.

### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, wood effect flooring, radiator, smooth ceiling with recessed spotlighting, extractor fan and exposed timber beams.

### **DOUBLE BEDROOM**

18' 10" x 12' (5.74m x 3.66m) Fitted carpet, radiator, double glazed windows to front and rear, smooth vaulted ceiling with exposed timber beams, door to:

### **EN SUITE**

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, wood effect flooring, radiator, double glazed window to front, smooth ceiling with recessed spotlighting, extractor fan and exposed timber beams.

### **GARDENS AND GROUNDS**

The gardens and grounds with this property wraparound and are largely laid to lawn. There is a hard standing footpath providing access around the property. The rear aspect of the plot has been landscaped with raised beds suitable for a vegetable patch and an area for childrens activities. There is then a trellised fence shielding the property from the access and parking.

### **PARKING**

Parking is provided off road for multiple vehicles.





Floor Plan  
Approximate Floor Area  
1142 sq. ft  
(106.09 sq. m)

Approx. Gross Internal Floor Area 1142 sq. ft / 106.09 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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