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Farman Way . Norwich . NR13 4FG

**OIEO £385,000**



# ***AN ATTRACTIVE THREE BEDROOM DETACHED FAMILY ON THE EDGE OF A SMALL DEVELOPMENT BY NORFOLK HOMES WITH A WESTERLY FACING REAR GARDEN.***

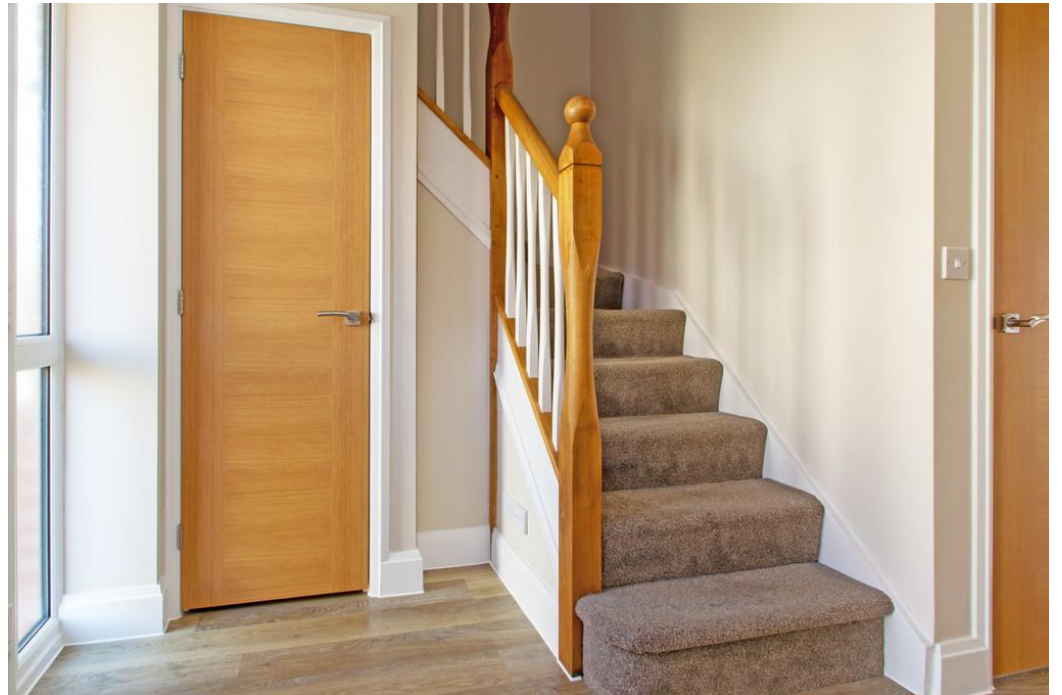
**DESCRIPTION** This beautifully presented home has a contemporary stylish finish with under floor heating below the wood effect and tiled flooring throughout the ground floor. The open plan kitchen/dining room is a particular feature with high gloss units and integrated appliances including a fridge and freezer, dishwasher, eye level fan assisted double oven and gas hob with an extractor above. The three double bedrooms all have built-in double wardrobes. The property has the benefit of gas central heating with radiators on the first floor and triple glazed windows. A long driveway leads to a garage which is larger than average, measuring 19'7" x 9'9" (5.96m x 2.97m) with an electric roller shutter door, light and power, and overhead storage space. The rear garden is fully enclosed with a large paved patio and laid to lawn.

**LOCATION** Blofield is a very popular village, just south of the A47 between Norwich and Acle. Amenities in the village include a post office and convenience store, a fish & chip shop, primary school, public house, camping/garden centre, 9-hole golf course and a golf driving range. Blofield is ideally situated for access to Norwich, Great Yarmouth and the Norfolk Broads area.

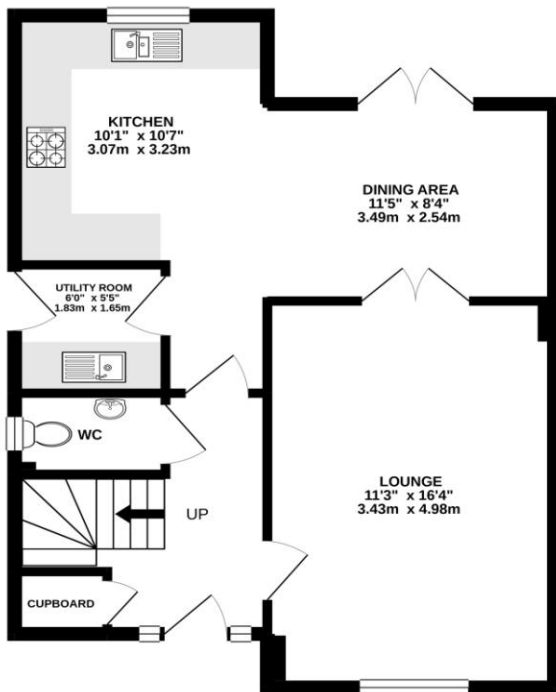


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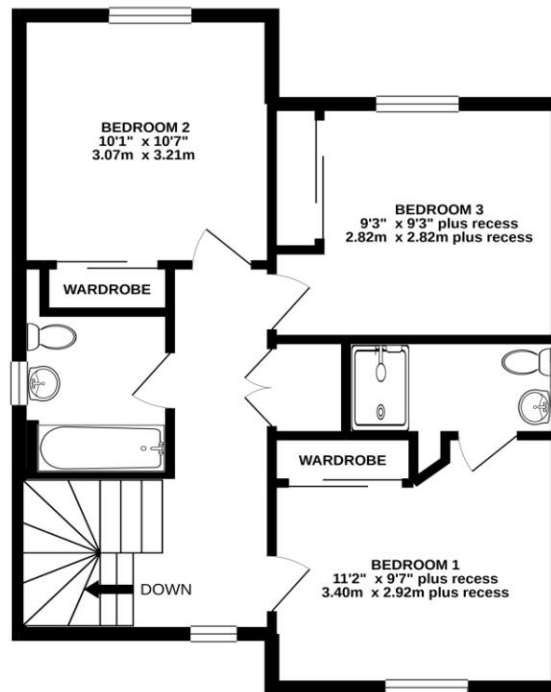




## GROUND FLOOR



## 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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Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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