



Allens Close, Blofield Heath, Norwich

Guide Price £400,000 - £425,000 Freehold

Energy Efficiency Rating : C

- ✓ Renovated Detached Bungalow
- ✓ Extended and Remodelled
- ✓ Plastered, Plumbed and Re-Wired
- ✓ Open Plan Kitchen/Dining Room
- ✓ Four Bedrooms with Two Dressing Rooms
- ✓ Bathroom & Two En Suite Shower Rooms
- ✓ Private Gardens to Side and Rear
- ✓ Off Road Parking & Garage



To arrange an accompanied viewing please call our Brundall Office on 01603 336556



After undergoing EXTENSIVE RENOVATION, with an EXTENSION adding TWO DRESSING ROOMS and TWO EN SUITES to the MAIN DOUBLE BEDROOMS, this DETACHED BUNGALOW now spans over 1200sq.ft. The UPDATING and REMODELLING included changing a FIFTH BEDROOM into a FAMILY BATHROOM with a ROLL TOP BATH! The OPEN PLAN KITCHEN/DINING ROOM boasts high gloss units and DUAL ASPECT uPVC double glazed windows and a door to the rear garden, an adjoining SITTING AREA has ample space for SOFT FURNISHINGS. The property has a NEWLY INSTALLED gas fired CENTRAL HEATING SYSTEM including updated PLUMBING and BOILER, wood effect flooring has been laid throughout, PLASTERING of ALL WALLS and CEILINGS and updated wiring. Gardens can be found to side and rear with a LAWNED AREA and a GENEROUS PATIO which leads to the GARAGE and PARKING. Within walking distance there is SCHOOLING and AMENITIES, Blofield Heath is only a short drive from Brundall with TRAIN LINKS to NORWICH and LONDON.

LOCATION

The Broadland Village of Blofield Heath 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. Blofield Heath along with the village of Blofield offer a wide range of amenities including a village school, local shops, garden centre, an Indian restaurant and a licensed family social club. Blofield Heath 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 4QR), but to help....Leave Norwich on the A47 heading toward Great Yarmouth. Continue straight over the Brundall roundabout taking the next left signposted Blofield Heath. At the t-junction turn right onto Shacks Lane, continue along this road which becomes Woodbastwick Road. Pass the Indian Restaurant and turn right opposite the village shop onto Mill Road. Continue along the road passing the primary school, where the property can be found on the left hand side.

With a timber panel fenced and hedged frontage there is a hard standing footpath which passes between and leads to the main property. This footpath continues to the side of the property, where the garage and parking can be found, with shingle underfoot.

uPVC obscure double glazed entrance door to:

ENTRANCE AREA

Wood effect flooring, radiator, smooth coved ceiling, solid oak entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator x2, smooth coved ceiling with recessed spotlighting, doors to:



DOUBLE BEDROOM

11' 3" x 9' 9" (3.43m x 2.97m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth coved ceiling.

DOUBLE BEDROOM

12' 1" x 9' 10" (3.68m x 3m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth coved ceiling, opening to:

DRESSING ROOM

9' 5" x 5' 5" (2.87m x 1.65m) With ample space for free standing or built-in wardrobes. The room comprises wood effect flooring, smooth coved ceiling with recessed spotlighting, oak door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, walk-in shower with thermostatically controlled rainfall shower, tiled splash backs and mosaic tiled flooring, chrome heated towel rail, uPVC obscure double glazed window to side, extractor fan smooth coved ceiling with recessed spotlighting.

DOUBLE BEDROOM

11' 5" x 9' 6" (3.48m x 2.9m) Wood effect flooring, radiator, uPVC double glazed window to rear, smooth coved ceiling, opening to:

DRESSING ROOM

9' 5" x 5' 5" (2.87m x 0m) With ample space for free standing or built-in wardrobes. The room comprises wood effect flooring, smooth coved ceiling with recessed spotlighting, oak door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, walk-in shower with thermostatically controlled rainfall shower, tiled splash backs and mosaic tiled flooring, chrome heated towel rail, uPVC obscure double glazed window to side, extractor fan smooth coved ceiling with recessed spotlighting.

DOUBLE BEDROOM

11' 7" x 8' 2" (3.53m x 2.49m) Wood effect flooring radiator, uPVC double glazed window to rear, smooth coved ceiling.







FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, roll top bath with mixer shower tap, tiled splash backs and flooring, chrome heated towel rail, uPVC obscure double glazed window to rear, extractor fan.

OPEN PLAN KITCHEN/SITTING/DINING ROOM

21' 8" x 15' 4" (6.6m x 4.67m) Newly installed range of fitted wall and base level high gloss units with complimentary square edge worksurfaces, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splashbacks with mosaic tile trim, inset gas hob, built in electric oven with extractor fan above. Wood effect flooring, built in breakfast bar, space for washing machine, dishwasher, fridge freezer and a dining table or installation of an island, uPVC double glazed windows to front and side, uPVC double glazed French Doors to the rear garden, television point, smooth coved ceiling with recessed spot lighting.

OUTSIDE REAR

Leaving the property via the sitting/dining room French doors, the rear garden is low maintenance with a generous patio area which leads to a shingled footpath and an area of topsoil which has been reseeded ready for grass. To one end of the garden there is another area of lawn which wraps around the property and leads to the frontage.

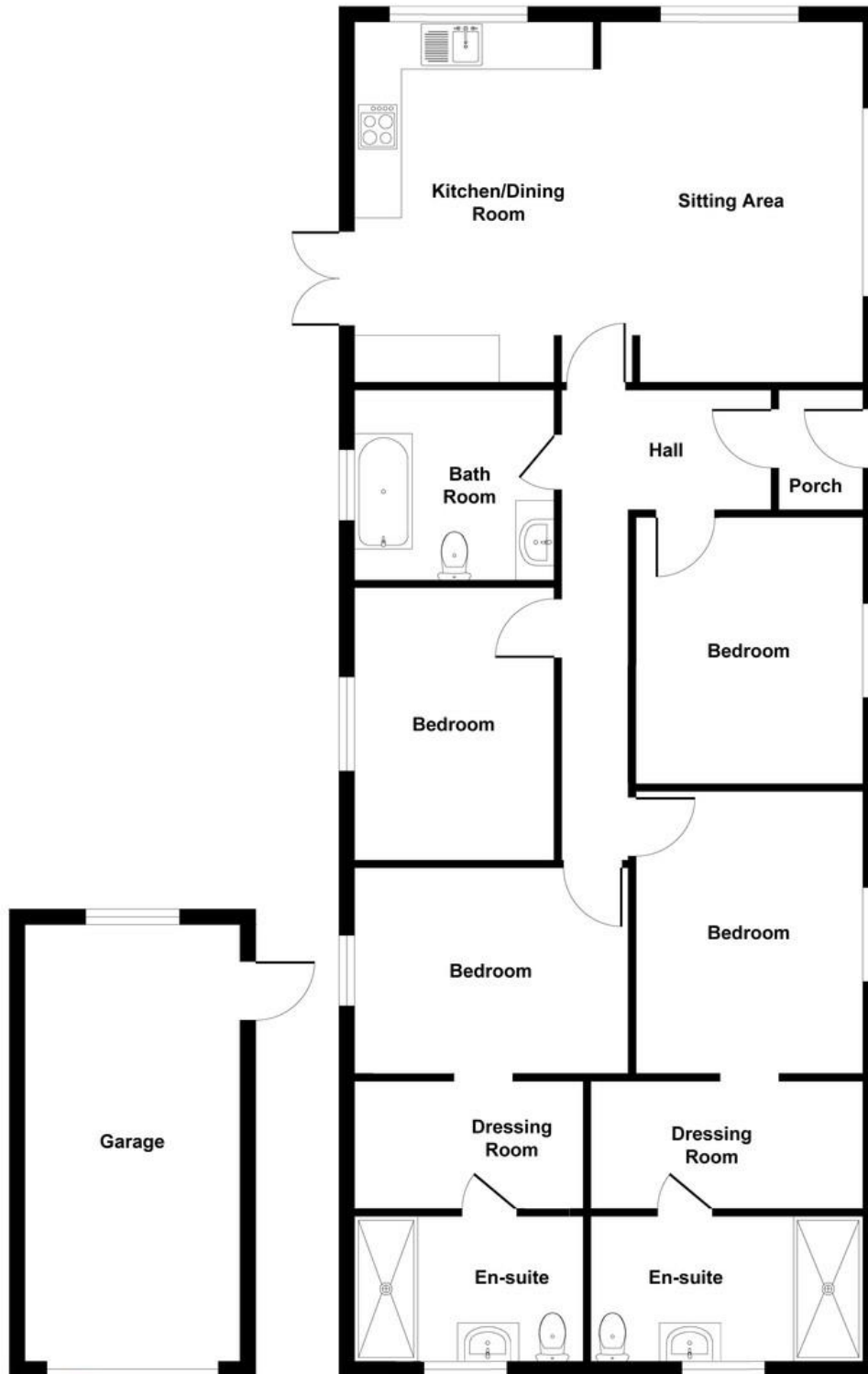
GARAGE

Up and over door to front, door to side, window to rear, power and lighting.

PARKING

Parking is provided to front, over shingle, for multiple vehicles and access to the garage.





**STARKINGS
&
WATSON**

Floor Plan
Approximate Floor Area
1235 sq. ft
(114.73 sq. m)

Approx. Gross Internal Floor Area 1235 sq. ft / 114.73 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