



## Brundall Road, Blofield, Norwich

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

Energy Efficiency Rating : TBC

- ✓ Detached 1930's Bungalow
- ✓ Sought After Village Location
- ✓ Backing Onto Golf Course
- ✓ Generous Main Reception Room
- ✓ Kitchen/Breakfast Room & Conservatory
- ✓ Three Double Bedrooms
- ✓ Extensive Plot With Garage & Driveway
- ✓ Potential For Extension STP

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

**STARKINGS  
&  
WATSON**





Offered with NO CHAIN! Situated ON A SOUGHT AFTER RESIDENTIAL ROAD within Blofield and backing onto the golf course you will find this 1930's DETACHED BUNGALOW sat within EXTENSIVE and MATURE GROUNDS. Internally the property comprises; Entrance hallway leading to a SUNNY & BRIGHT SITTING ROOM, THREE DOUBLE BEDROOMS with the main benefiting from a range of BUILT IN WARDROBES. Family bathroom, kitchen/breakfast room leading into the CONSERVATORY. Externally, the well kept mature gardens are a real feature. With mature planting and lawned areas to all sides of the property as well as various patio areas, this property really makes the most of its outside space as well as offering potential for EXTENSION & RE-DEVELOPMENT STP. Outside you will also find ample DRIVEWAY PARKING and DETACHED GARAGE.

#### LOCATION

Blofield is situated East of the Cathedral City of Norwich. The Village itself provides good transport links via both the Brundall and Lingwood railway stations along with regular bus routes to Norwich and Great Yarmouth. A wide range of amenities include a village school with an Outstanding Ofsted rating, local shops, garden centre and a public house. 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 4LB), but to help you...On leaving Norwich on the A47 head towards Great

Yarmouth, taking the second exit off the Brundall roundabout signposted Blofield. Continue along and turn right at the traffic lights, onto Shack Lane. Follow the road, which becomes Brundall Road, where the property can be found on your right hand side, indicated by our For Sale board.

The property is approached from the roadside via a hard standing driveway with mature front garden and extensive lawns and mature planting, raised patio and steps leading to the front door.

uPVC obscure double glazed entrance door to:

#### ENTRANCE PORCH

Door to:

#### ENTRANCE HALL

Fitted carpet, radiator, built-in storage cupboard, coved ceiling, doors to:

#### SITTING ROOM

16' x 13' 11" (4.88m x 4.24m) Brick fire place with tiled hearth housing electric fire with wooden mantelpiece over, fitted carpet, uPVC double glazed window to front and side, television and telephone points, coved ceiling.

#### DOUBLE BEDROOM

13' 11" x 12' (4.24m x 3.66m) Fitted carpet, range of built-in wardrobes, radiator, uPVC double glazed window to front, coved ceiling.

#### **DOUBLE BEDROOM**

10' 7" x 7' 11" (3.23m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

#### **DOUBLE BEDROOM**

10' 7" x 9' 8" (3.23m x 2.95m) Currently used as the dining room with fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

#### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower over, tiled walls, tiled effect flooring, radiator, uPVC obscure double glazed window to rear, built-in cupboard housing hot water tank, loft access hatch.

#### **KITCHEN/BREAKFAST ROOM**

13' 11" x 7' 11" (4.24m x 2.41m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, inset electric hob with extractor fan over and built-in electric oven and separate built-in grill, space for dishwasher, washing machine and fridge freezer, tiled splash backs, tiled, tiled effect flooring, space for table, radiator, uPVC double glazed windows to side and rear, wood ceiling recessed spotlighting, door to:

#### **CONSERVATORY**

14' 7" x 7' 4" Max. (4.44m x 2.24m) Of brick and uPVC construction with uPVC double glazed windows overlooking the garden, uPVC double glazed doors onto rear garden x2.

#### **OUTSIDE**

Leaving via the doors in the conservatory, the rear garden is again predominantly laid to lawn with mature and extensive planting and shrubs. There is a paved patio also to the rear as well as the side and a hidden allotment area also to the rear with greenhouse and shed. The rear garden backs onto the golf course, also in the rear garden you will find the detached garage.

#### **GARAGE**

19' 7" x 10' 4" (5.97m x 3.15m) Up and over electric door to front, power and lighting, door to side, uPVC double glazed window to rear.





**Floor Plan**  
**Approximate Floor Area**  
**910 sq. ft**  
**(84.54 sq. m)**  
**Approx. Gross Internal Floor Area 910 sq. ft / 84.54 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 are 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