



The Street, Blofield, Norwich

Guide Price £550,000 - £575,000 Freehold

Energy Efficiency Rating : E

- ✓ Detached & Individually Built
- ✓ Three Reception Rooms
- ✓ Loved Family Home
- ✓ Four Double Bedrooms & Two Bathrooms
- ✓ Plot of 0.23 Acres (stms)
- ✓ Double Garage & Driveway Parking
- ✓ Private West Facing Gardens
- ✓ Sought After Central Village Location

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

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Located CENTRALLY within the SOUGHT AFTER VILLAGE of BLOFIELD you will find this INDIVIDUALLY BUILT DETACHED FOUR BEDROOM family home. Sitting on a PRIVATE plot of approximately 0.23 acres (stms), with a shingled driveway to the front and DOUBLE GARAGE, as well as EXTENSIVE and WELL KEPT gardens to the rear with a SUNNY WEST FACING ASPECT, this property has plenty to offer. The property itself measures approximately 1800 sq ft (stms) and has PLENTY OF POTENTIAL to extend further if desired. The accommodation comprises on the ground floor, entrance hallway, cloakroom, study, sitting room with OPEN FIREPLACE, separate dining room, kitchen/breakfast room, utility and IMPRESSIVE 19' GARDEN ROOM. On the first floor there are FOUR AMPLE DOUBLE BEDROOMS all with BUILT-IN WARDROBES as well as TWO BATHROOMS. The property also benefits from uPVC DOUBLE GLAZING and a RECENTLY INSTALLED gas fired boiler and central heating system.

LOCATION

Situated centrally within the sought after village of Blofield just a few miles 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 4JH), 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 once reaching the traffic lights in the centre of village turn left where the property can be found on the left hand side indicated by our for sale board.

The property is approached via private front gardens with mature hedging and planted borders. There is a front lawn with a shingled driveway providing ample off road parking leading to the double garage currently split into two sections. Side access leads to rear garden and covered main entrance door.

Composite entrance door to:

ENTRANCE HALL

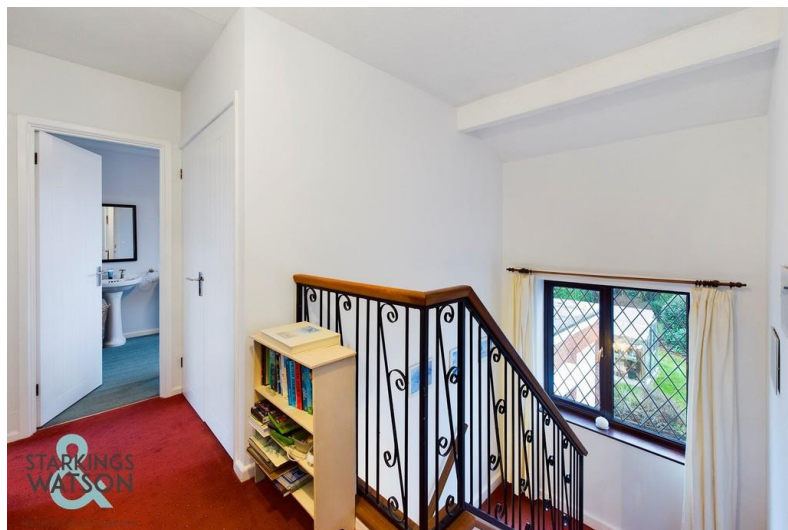
Fitted carpet, radiator, obscure double glazed window to front, stairs to first floor landing, built-in storage cupboard, coved ceiling, doors to:

STUDY

10' 10" x 8' (3.3m x 2.44m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, vinyl flooring, radiator, window to front.



SITTING ROOM

16' 6" x 15' 9" (5.03m x 4.8m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to rear, door to side, television point, coved ceiling, steps up and opening to:

DINING ROOM

10' 9" x 9' 6" (3.28m x 2.9m) Fitted carpet, radiator, window to rear, coved ceiling, serving hatch, opening to:

KITCHEN/BREAKFAST ROOM

13' x 10' 4" (3.96m x 3.15m) 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, tiled splash backs, space for electric or gas cooker and extractor fan over, space for fridge, space for dishwasher, space for breakfast table, vinyl flooring, radiator, uPVC double glazed window to side, window to rear, coved ceiling, doors to:

UTILITY ROOM

8' 6" x 6' 8" (2.59m x 2.03m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for fridge/freezer, space for washing machine, space for tumble dryer, vinyl flooring, uPVC obscure double glazed window to side, uPVC double glazed door to side, coved ceiling.

GARDEN ROOM

19' 11" x 10' 7" (6.07m x 3.23m) Tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear x2, uPVC double glazed sliding patio door to rear, wood panelled ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to front, cupboard housing wall mounted gas fired central heating boiler, with loft access hatch, doors to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to front.

DOUBLE BEDROOM

10' 11" x 9' 3" (3.33m x 2.82m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, coved ceiling.

DOUBLE BEDROOM

15' 8" x 10' 2" (4.78m x 3.1m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, coved ceiling.

DOUBLE BEDROOM

10' 7" x 10' (3.23m x 3.05m) Wood flooring, radiator, uPVC double glazed window to rear, built-in wardrobe, coved ceiling.







DOUBLE BEDROOM

10' 7" x 10' 2" (3.23m x 3.1m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobe, covered ceiling.

FAMILY BATHROOM

10' 10" x 9' 2" (3.3m x 2.79m) Four piece suite comprising low level W.C, 'his and hers' pedestal hand wash basin, panelled bath, tiled splash backs, fitted carpet, vinyl flooring, radiator, uPVC obscure double glazed window to front, coved ceiling.

OUTSIDE

The rear garden enjoys a sunny west facing aspect and is accessed via the sliding patio doors in the garden room onto a pleasant paved terrace area ideal for outside entertaining. The bulk of the garden is made up of a well manicured lawn with extensive and mature planting borders flanking either side of the lawn with a variety of mature shrubs and trees. The garden is fully enclosed with a mixture of timber fence panels and mature hedging, whilst there is also side access to the double garage and secure side access to the front driveway on the other side.

DOUBLE GARAGE

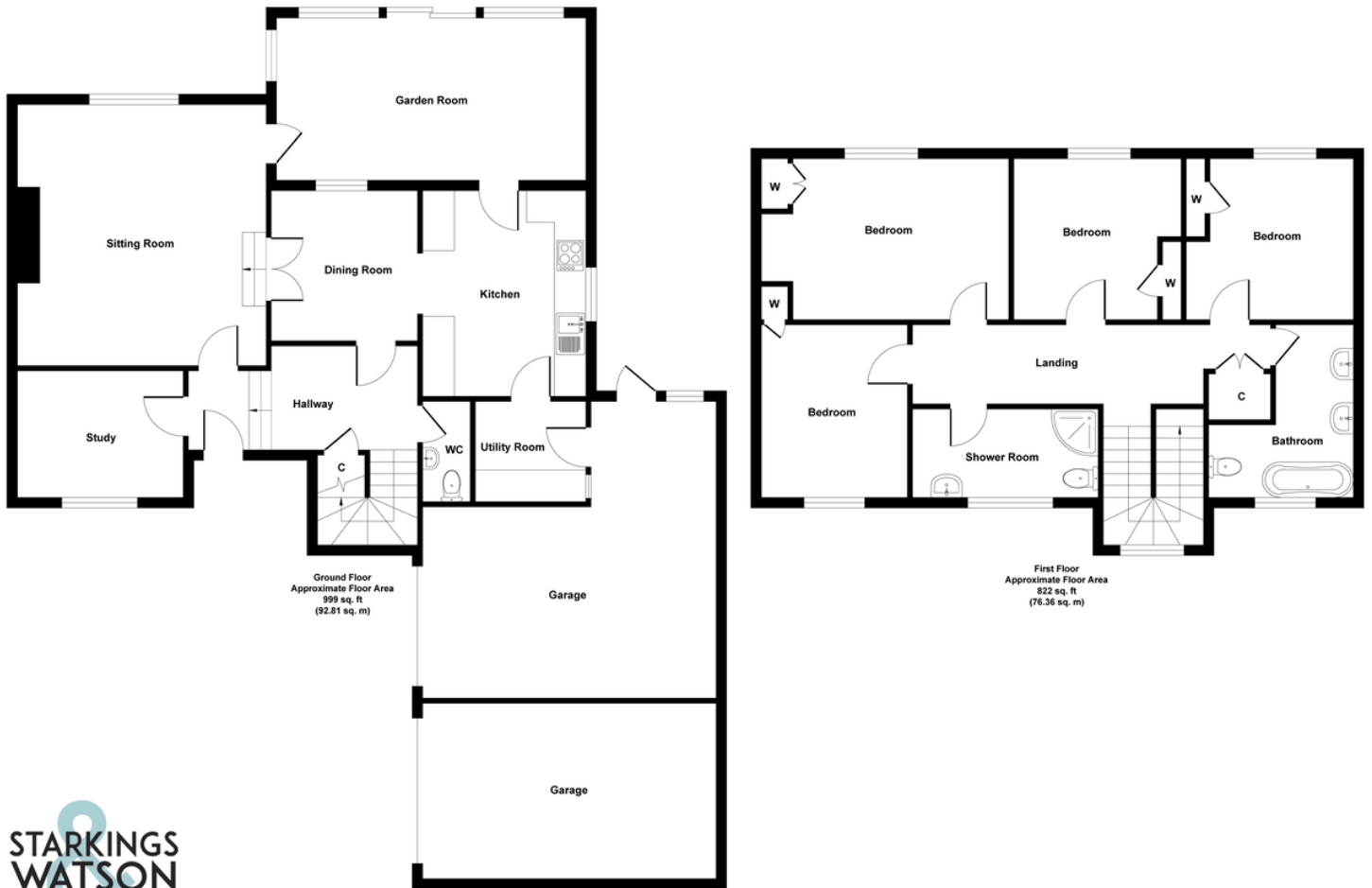
Up and over door to front, window to rear x2, door to rear, storage above, power and lighting. Split into two singles with dividing wall between.



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Approx. Gross Internal Floor Area 1821 sq. ft / 169.17 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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