



THE STORY OF

47 Blofield Corner Road

Blofield, Norfolk

SOWERBYS

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47 Blofield Corner Road

Blofield, Norfolk,
NR13 4SA

Substantial Detached Bungalow

Well-Presented Throughout

Principal Bedroom with En-Suite Shower Room

Three Further Bedrooms

Kitchen/Breakfast Room with Utility Room

Family Bathroom with Separate WC

South-Facing Landscaped Garden

Garage and Off Road Parking

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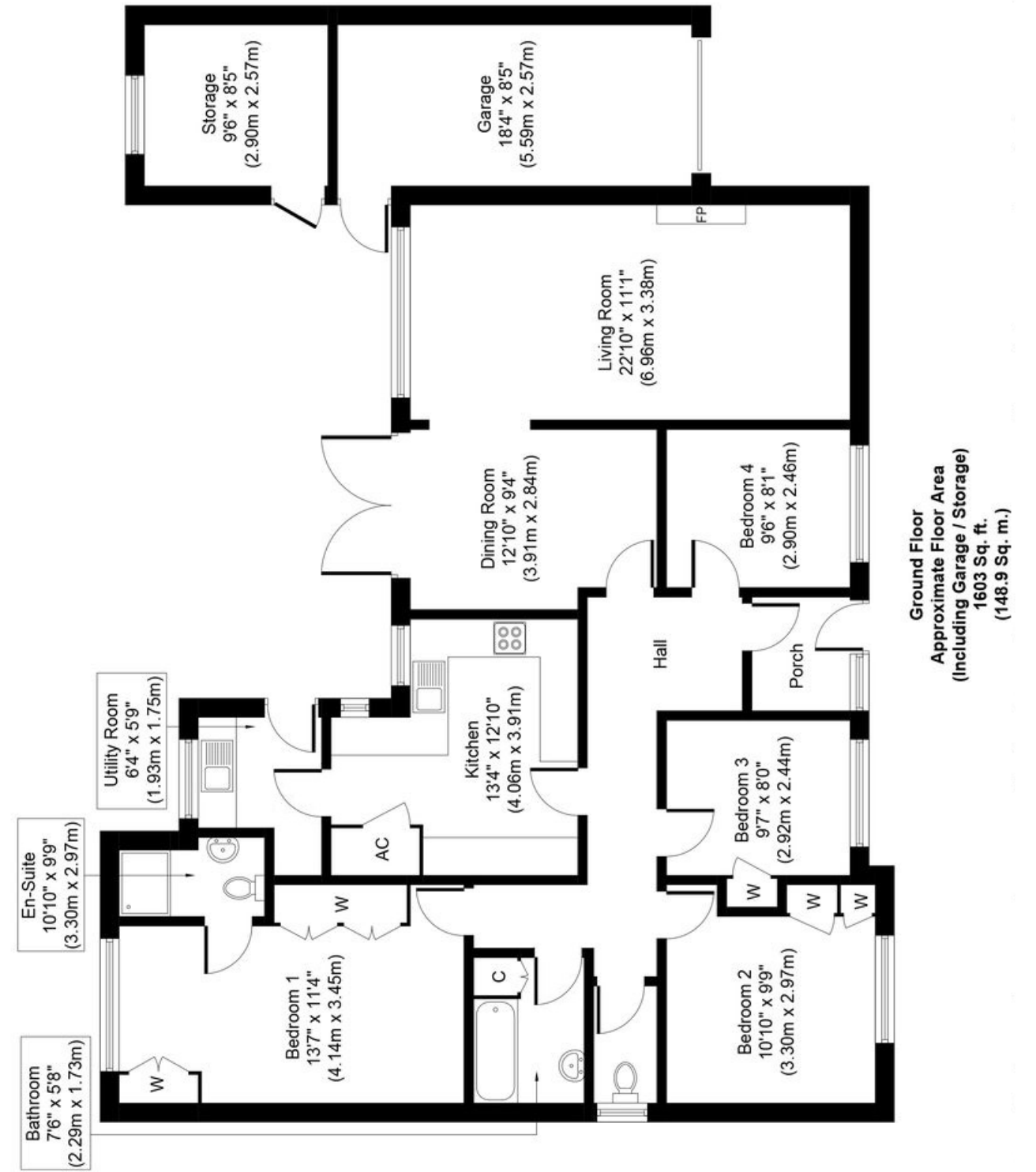
“...comfortable and inviting interiors are the sign of of a much-loved home.”

This extremely well-presented, four bedroom, single storey property provides a comfortable and inviting interior, complemented by a landscaped south-facing garden. The well-fitted kitchen/breakfast room provides a wide range of storage and space for food preparation, further benefitting from access to a useful utility room with garden access.

The entertaining and living space enjoys fine views, with double doors opening

out onto the garden from the well-appointed dining room. The good-sized, dual aspect sitting room with a central fireplace is filled with natural light. The principal bedroom boasts ample built-in storage an en-suite shower room. There are three further bedrooms, two of which also benefit from built-in storage, and all are served by the family bathroom with separate WC.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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The well-landscaped gardens provide a lovely setting to the front with mature boundary hedging and shrub borders, lawn, specimen trees and a gravelled driveway providing off-road parking and access to the garage. To the rear, the fine south-facing garden provides a wildlife haven with plenty of mature planting, lawn, terrace, productive kitchen garden and farmland views.





ALL THE REASONS

Blofield

IS THE PLACE TO CALL HOME



There is much to offer in the village of Blofield.

It has various facilities including a primary school - rated outstanding - a public house, post office and shop.

The village is approximately nine miles from the ancient city of Norwich which has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's

houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



“The garden is a delight - it's clearly been a labour of love for our vendor.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0300-2783-6140-2722-8515

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///beans.masks.staples

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SOWERBYS



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