

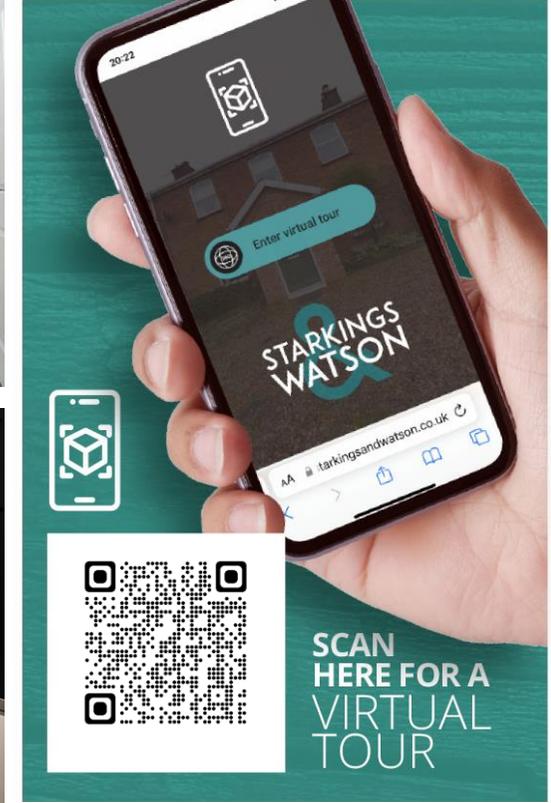
SHREEVE ROAD

Blofield, Norwich NR13 4JP

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE PROPERTY



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- No Chain
- Mid-Terrace Townhouse
- Adjacent Garage & Driveway
- Sitting Room with French Doors
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Study Space
- Low Maintenance Gardens

NO CHAIN. This IMMACULATE mid-terrace TOWNHOUSE is tucked away in a POPULAR RESIDENTIAL LOCATION, with an adjacent GARAGE and DRIVEWAY providing parking for several vehicles. With a NEUTRAL DECOR across the three floors, the property offers a PRIVATE LOW MAINTENANCE REAR GARDEN, with patio space and artificial lawn. Internally, the HALL ENTRANCE offers storage, and leads to the cloakroom, OPEN PLAN KITCHEN/DINING ROOM, and sitting room with FRENCH DOORS to the rear garden. The first floor offers TWO BEDROOMS, the family bathroom and a STUDY/lobby, with stairs to the TOP FLOOR MAIN BEDROOM, with far reaching views, VELUX WINDOW for light, built-in STORAGE, and an EN SUITE SHOWER ROOM.

LOCATION

The Broadland Village of Blofield is situated East of the 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. The Village itself offers a wide range of amenities including a village school, local shops, garden centre, medical practice, chemist and a public house. Blofield 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 4JP), but to help you...Leave Norwich via the A47 heading toward Great Yarmouth. Upon reaching the Brundall roundabout take the second exit heading toward Blofield on the Yarmouth Road. At the traffic lights continue straight over, turning right into Shreeve Road. Follow the road to the left, where the property can be found on your left hand side, in the top

corner of the cul-de-sac.

AGENTS NOTE

An estate charge is applicable for the upkeep of the green space on the development.

The property is approached via a hardstanding pathway with a low maintenance front garden.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, thermostat heating control, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to:

KITCHEN

16' x 8' (4.88m x 2.44m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob with glass splash back and extractor fan over, built-in eye level electric double oven, space for fridge/freezer, space for dining table, wood effect flooring, radiator, uPVC double glazed window to front, thermostat heating control, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling with recessed spotlights.

SITTING ROOM

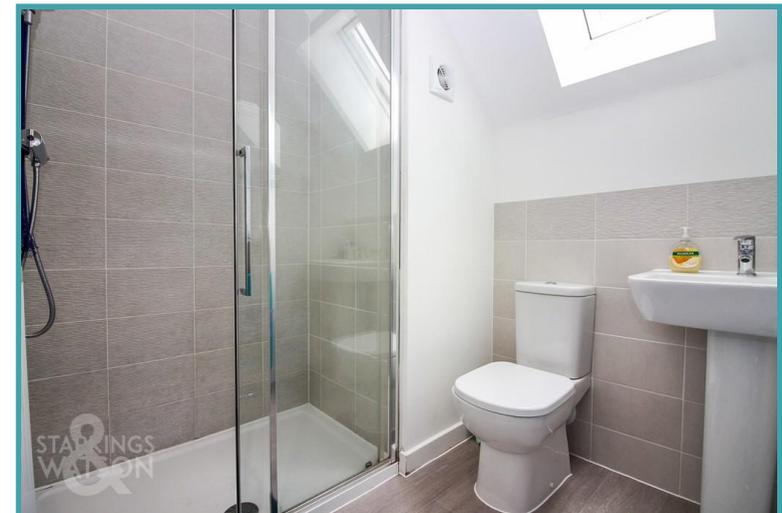
15' x 11' (4.57m x 3.35m) Fitted carpet, radiator, uPVC double glazed French doors to rear, television and telephone points, smooth ceiling.

CLOAKROOM

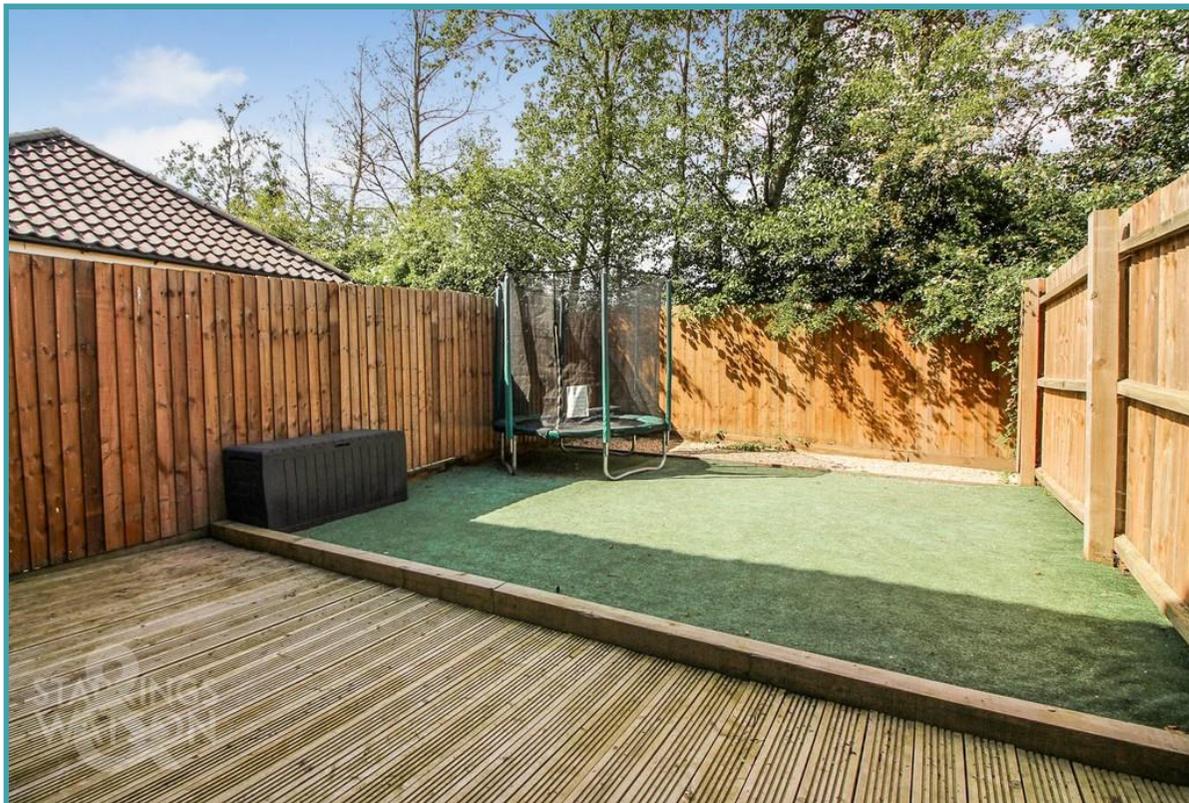
Two piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, tiled splash backs, wall mounted vanity mirror, wood effect flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in storage cupboard, built-in double airing cupboard, smooth ceiling, doors to:



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Brundall Office on **01603 336556**



DOUBLE BEDROOM

15' 1" x 10' 2" Max (4.6m x 3.1m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, wall mounted vanity mirror, extractor fan, wood effect flooring, vertical radiator, smooth ceiling with recessed spotlights with extractor fan.

DOUBLE BEDROOM

9' 7" x 8' 1" (2.92m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

STUDY/LOBBY

Fitted carpet, radiator, uPVC double glazed window to front, stairs to second floor landing, smooth ceiling, stairs to:

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, smooth ceiling, open plan to:

DOUBLE BEDROOM

22' 7" x 15' Max (Some Restricted Height)(6.88m x 4.57m) Fitted carpet, radiator x2, uPVC double glazed window to front, velux window to rear, television point, thermostat heating control, built-in storage cupboard, smooth ceiling with loft access hatch, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, shaver point, extractor fan, vinyl flooring, radiator, obscure glazed window to rear, smooth ceiling with recessed spotlights, Velux window to rear.

OUTSIDE

Leading from double doors you will find a spacious enclosed rear garden with artificial lawn and decked area, along with access to the garage and parking.

GARAGE

Up and over door to front.

Disclaimer: 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.

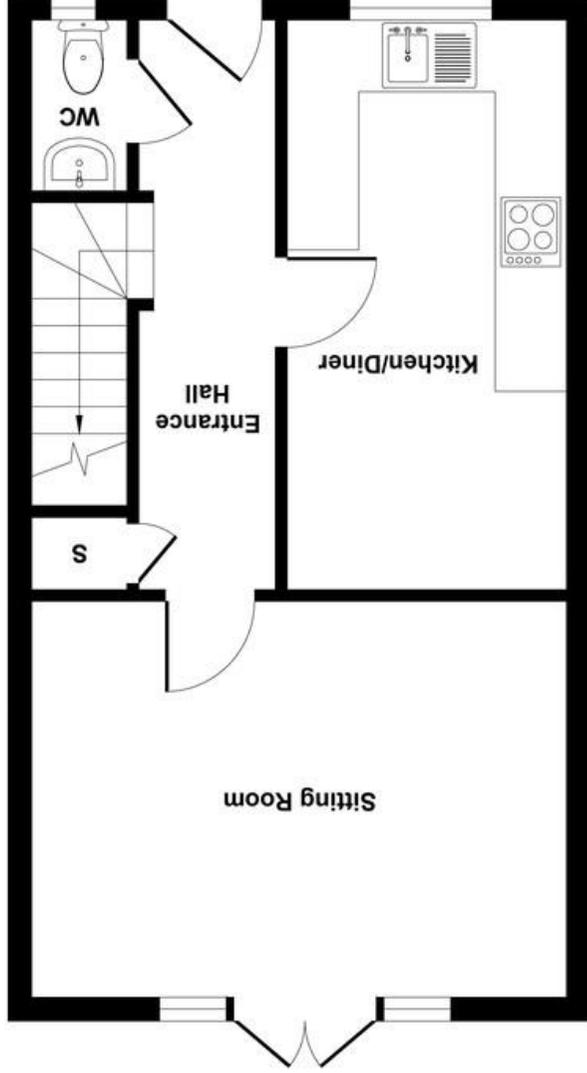
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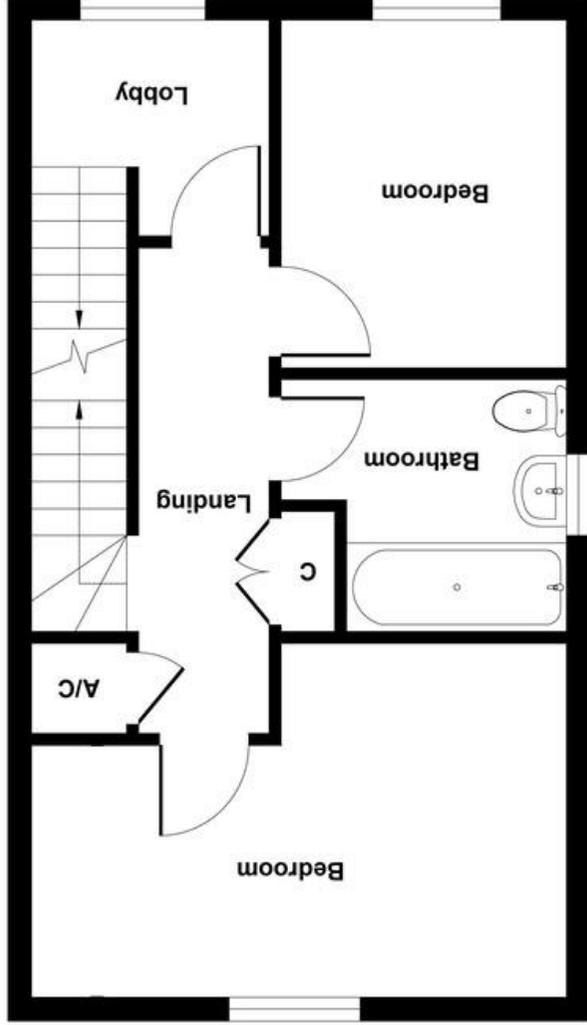
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Ground Floor
Approximate Floor Area
407 sq. ft
(37.81 sq. m)



First Floor
Approximate Floor Area
407 sq. ft
(37.81 sq. m)



Approx. Gross Internal Floor Area 1104 sq. ft / 102.56 sq. m

Second Floor
Approximate Floor Area
290 sq. ft
(26.94 sq. m)

