

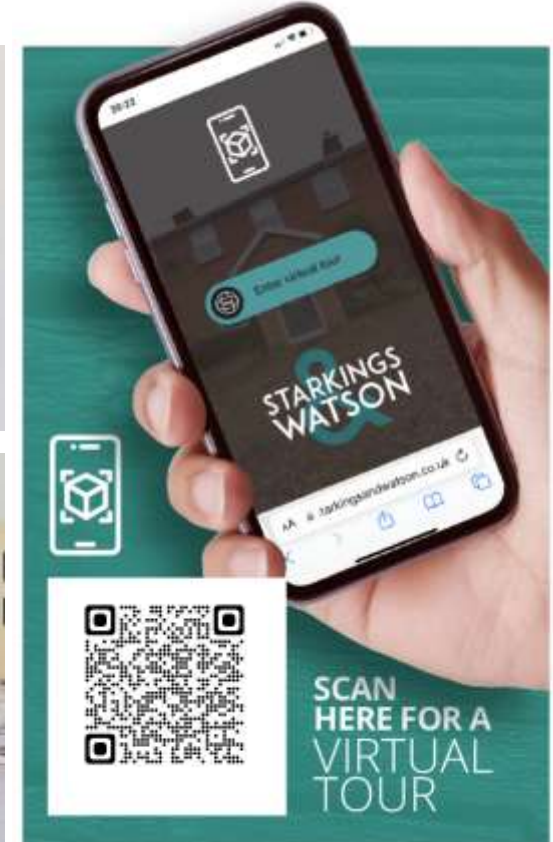
BLYTH CLOSE

Blofield, Norwich NR13 4QY

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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- Semi-Detached Townhouse
- Sought After Village Location
- Immaculately Presented
- Newly Built with NHBC Remaining
- Three Double Bedrooms
- Kitchen/Dining Room with Appliances
- Top Floor Bedroom Suite with En Suite
- Landscaped Garden & Garage

This CONTEMPORARY THREE bedroom SEMI-DETACHED TOWNHOUSE was BUILT IN 2017 and overlooks GREEN SPACE, whilst boasting LANDSCAPED GARDENS, DRIVEWAY PARKING and a GARAGE. The current owners have upgraded and improved the original property, to include an ATTRACTIVE DECOR and FEATURE WOOD PANELLING. The accommodation comprises a HALL ENTRANCE, fully FITTED KITCHEN/DINING ROOM with INTEGRATED APPLIANCES, 15' sitting room with FRENCH DOORS opening onto the rear garden, and the cloakroom to the ground floor. Heading upstairs, TWO DOUBLE BEDROOMS lead off the landing, with STORAGE CUPBOARDS adjacent, and the MODERN FAMILY BATHROOM. A useful study/lobby offers the stairs which lead to the top floor MAIN BEDROOM. The 22' principal bedroom is flooded with NATURAL LIGHT, and offers a dressing area, built-in storage and an EN-SUITE. Outside, the landscaped rear garden is SPLIT LEVEL with a patio, central lawn and RAISED TIMBER DECKED SEATING AREA.

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 4QY), 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 bottom turning right onto Blyth Close where the property can be found on the right hand side.

AGENTS NOTE

An estate charge is applicable for the upkeep of the green space on the development and it is approximately £250 per annum.

Approached via hard standing driveway with parking for two vehicles, and a foot path leading to main entrance door.

uPVC double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, telephone point, electric fuse box, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to:

CLOAKROOM

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

KITCHEN/DINING ROOM

15' 10" x 7' 10" (4.83m x 2.39m) Fitted range of wall and base level units with complementary rolled edge 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, integrated fridge freezer, integrated dishwasher, integrated washing machine, space for dining table, tiled flooring, radiator, cupboard housing wall mounted gas fired central heating boiler, feature wood panelling, uPVC double glazed window to front, smooth ceiling with recessed spotlights.

SITTING ROOM

15' x 11' (4.57m x 3.35m) Wood effect flooring, radiator x2, uPVC double glazed window to rear x2, uPVC double glazed French doors to rear, television and telephone points, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

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



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Brundall Office on **01603 336556**



DOUBLE BEDROOM

15' x 10' 1" Max. (4.57m x 3.07m) 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 and mixer tap over, panelled bath with mixer shower tap, thermostatically controlled shower and glazed shower screen, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlights and extractor fan.

BEDROOM

9' 8" x 8' (2.95m x 2.44m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

LOBBY/STUDY

6' 8" x 6' (2.03m x 1.83m) Fitted carpet, radiator, uPVC double glazed window to front, stairs to second floor landing, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, open plan to:

DOUBLE BEDROOM

22' 6" x 15' Max. Some Restricted Height. (6.86m x 4.57m) Fitted carpet, radiator x2, uPVC double glazed window to front, Velux window to rear, built-in storage cupboard and eaves storage, television point, 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, double shower cubicle with thermostatically controlled shower, tiled splash backs, shaver point, tiled flooring, radiator, Velux window to rear, smooth ceiling with recessed spotlights and extractor fan.

OUTSIDE

Leading from the French doors in the sitting room the rear garden has been fully landscaped and is split over two levels. A patio extends, and the main central lawn, with various planting, with the top raised seating area accessed via timber steps. The garden is fully enclosed with timber fence panels with a secure side gate leading to the side driveway giving access to the garage.

GARAGE

20' x 10' (6.1m x 3.05m) Up and over door with power and light.

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.

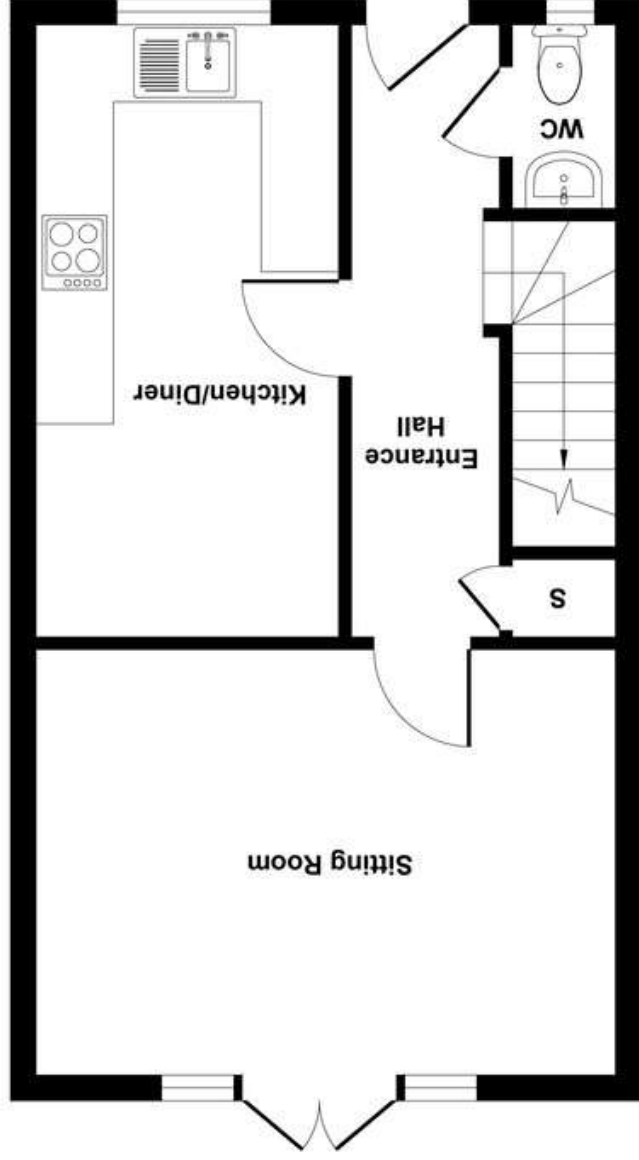
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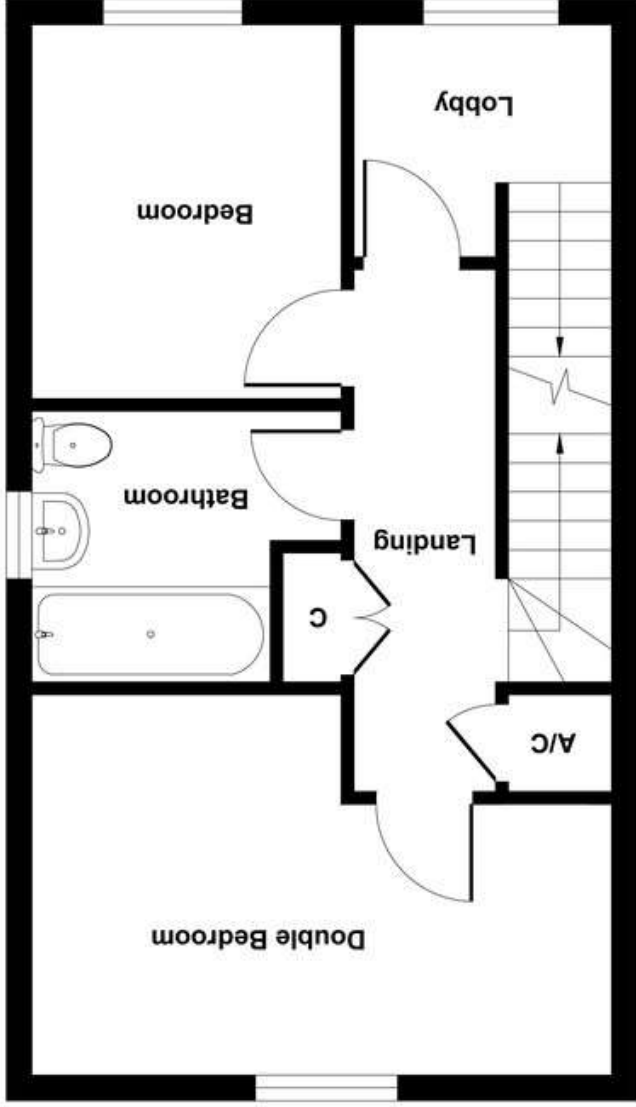
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Ground Floor
Approximate Floor Area
407 sq. ft
(37.81 sq. m)



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)

