



The Street, Blofield, Norwich

Guide Price £625,000 - £650,000 Freehold

Energy Efficiency Rating : E

- ✓ No Chain
- ✓ Bespoke & Individual Build
- ✓ Over 2240 Sq-ft (stms)
- ✓ Approx. 0.4 Acre Plot (stms)
- ✓ Kitchen & Open Plan Garden Room
- ✓ Four Bedrooms
- ✓ Shower Room & 'Jack and Jill' En Suite
- ✓ Annexe/Games Room

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

**STARKINGS
&
WATSON**



NO CHAIN. With a 0.4 ACRE PLOT and over 2240 Sq-ft (stms) of accommodation, all sitting within the CENTRE of BLOFIELD, this GRAND INDIVIDUAL RESIDENCE sits atop an ELEVATED POSITION, with LANDSCAPED GARDENS, swimming pool and LARGE GAMES ROOM/ANNEXE. Exuding ELEGANCE and SIZEABLE ROOMS, this home is a TRUE ENTERTAINERS PARADISE, with FOUR RECEPTION SPACES including the garden room, centred around the RECEPTION HALL and KITCHEN/BREAKFAST ROOM - with BI-FOLDING DOORS to the garden room, and GRANITE SURFACES which continue the high quality finish. Having been a BESPOKE BUILD which has remained in the same family for over 40 years, the property has EVOLVED with TIME, and offers FOUR BEDROOMS, including the 21' MAIN BEDROOM with 'JACK & JILL' EN SUITE - there is clear potential to remodel the space. Outside, in its HEYDAY, the POOL was great for the family, and with a bit of attention, coupled with the GAMES ROOM, a RURAL RETREAT COULD once again BE CREATED.

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.

Set back from the road with a gated entrance with imposing brick pillars, timber fencing encloses the front garden, with access leading to the integral garage, and main property.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, uPVC double glazed window to side, coved ceiling, door to:

ENTRANCE HALL

Fitted carpet, radiator, thermostat heating control, stairs to first floor landing, coved ceiling, doors and openings to:

SITTING ROOM

24' 2" x 14' 9" Max (7.37m x 4.5m) Feature fire place, fitted carpet, radiator x2, uPVC double glazed window to front, double glazed window to front, double glazed window to rear, television and telephone points, coved ceiling, opening to:



FAMILY ROOM

19' 11" x 11' Max (6.07m x 3.35m) Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed sliding patio door to rear, coved ceiling.

DINING ROOM

16' 2" x 9' 4" Max (4.93m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to front, electric fuse box, coved ceiling.

CLOAKROOM

Two piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, tiled flooring, heated towel rail, uPVC obscure double glazed window to side, coved ceiling.

KITCHEN/BREAKFAST ROOM

17' 10" x 9' 10" Max (5.44m x 3m) Fitted range of wall and base level units with granite work surfaces and inset sink and drainer unit with mixer tap, matching up-stands, tiled splash backs, space for Range Style electric or gas cooker and extractor fan over, integrated fridge and freezer, plinth level lighting, space for breakfast table, tiled flooring, cupboard housing space for a washing machine and the floor standing gas fired central heating boiler, uPVC double glazed bi-folding doors to:

GARDEN ROOM

20' 9" x 9' 9" Max (6.32m x 2.97m) Tiled flooring, electric storage heating, double glazed window to side, double glazed window to rear, double glazed door to side, double glazed door to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator x2, double glazed arched window to front, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

13' 1" x 12' (3.99m x 3.66m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

SHOWER ROOM

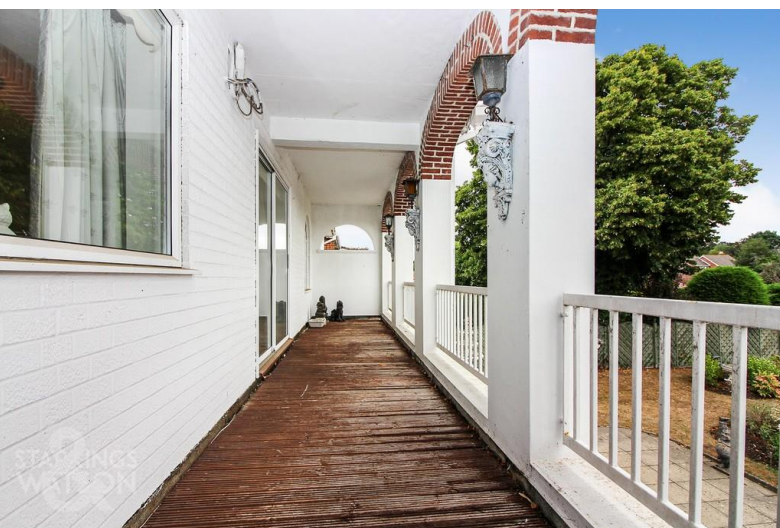
Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, tiled flooring, heated towel rail, uPVC double glazed window to rear, recessed spotlights.

DOUBLE BEDROOM

11' 6" x 6' 10" Max (3.51m x 2.08m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in airing cupboard, built-in wardrobe, coved ceiling.

DOUBLE BEDROOM

12' x 10' 9" (3.66m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.







DOUBLE BEDROOM

21' 11" x 13' 11" Max (6.68m x 4.24m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed sliding patio door to balcony, coved ceiling, door to:

JACK & JILL EN SUITE

Three piece suite comprising low level W.C, wall mounted hand wash basin, free standing rolled top bath, tiled splash backs, tiled effect flooring, radiator, uPVC double glazed window to rear, door to landing, coved ceiling.

OUTSIDE

Occupying a 0.4 Acre Plot (stms), the gardens are T-shaped, with various seating areas, a feature swimming pool, and views across to the outbuilding/potential annexe, which has been used as a games room. A substantial patio with low level walling leads from the principal reception space, with lawns extending as far as the eye can see. Various mature planting and flower beds can be found, with the garden opening to the swimming pool. In its heyday, the pool was part of the family's main summer entertainment, and with refurbishment, the pool house and pool workings are still all in situ. The gardens continue with working area, further seating space, and access to the workshop.

OUTBUILDING/POTENTIAL ANNEXE

23' 8" x 15' 11" Max (7.21m x 4.85m) Ready for flooring, window to front, window to rear, uPVC double glazed door to front.

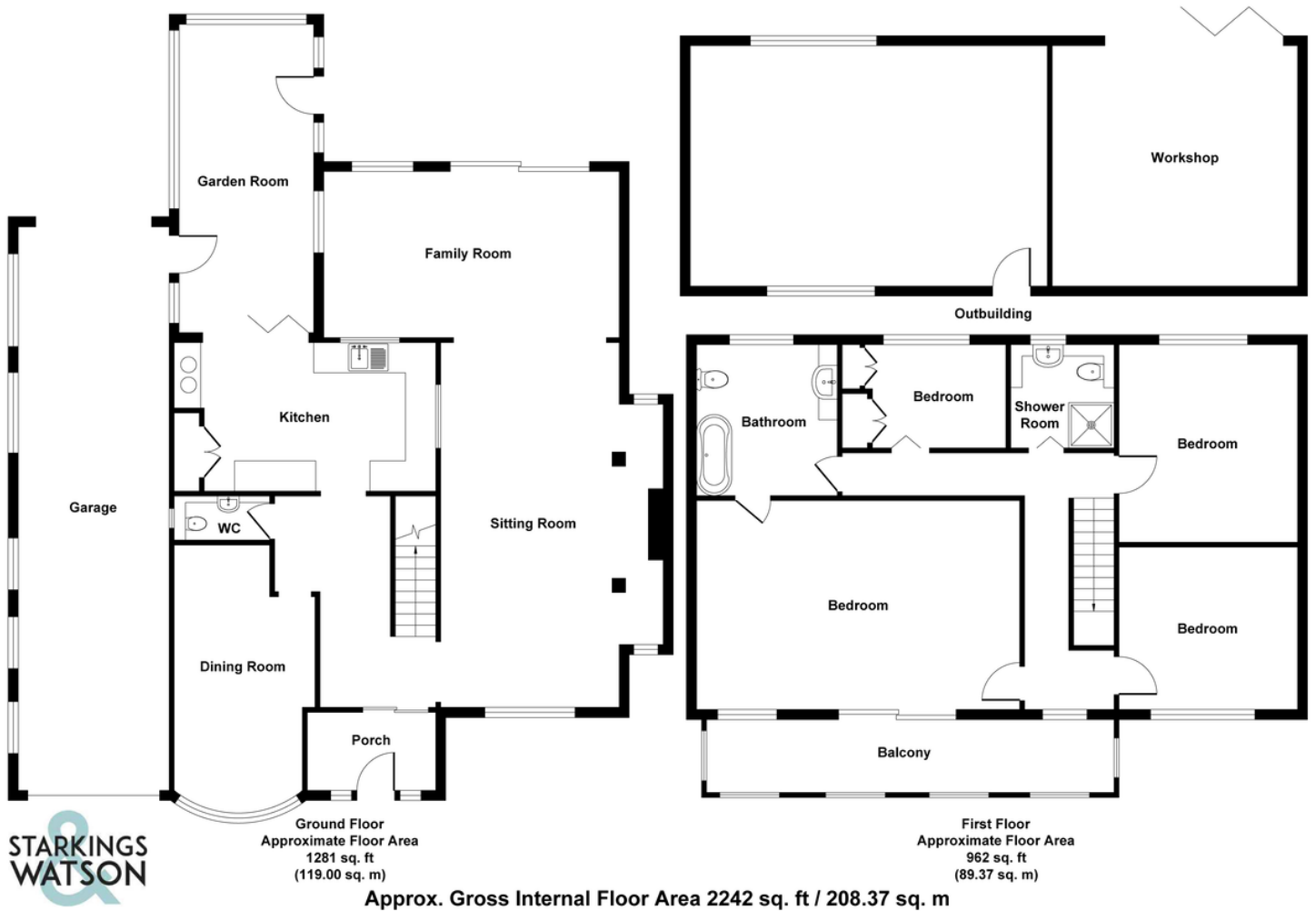
WORKSHOP

16' 3" x 15' 11" (4.95m x 4.85m) Adjoining the outbuilding/potential annexe. Folding roller door to rear, window to front.

AGENTS NOTE

The exterior images have been enhanced to demonstrate how the swimming pool area could look with some renovations.





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