



Hunters Close, Blofield, Norwich

Guide Price £375,000 Freehold

Energy Efficiency Rating : C

- ✓ Detached Family Home
- ✓ Quiet Cul-De-Sac Position
- ✓ Amenities & Excellent School Nearby
- ✓ Sitting & Dining Room
- ✓ Shower Room with Walk-in Shower
- ✓ Three Bedrooms
- ✓ Private Landscaped Gardens
- ✓ 30' Tandem Garage

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

**STARKINGS
&
WATSON**



Occupying a QUIET CUL-DE-SAC position with PRIVATE GARDENS TO REAR, off road parking to front and a 30' TANDEM GARAGE. Presented in IMMACULATE ORDER and UPGRADED with a THREE-PIECE SUITE in the SHOWER ROOM which includes a WALK-IN SHOWER and AQUABOARD SPLASH-BACKS, the accommodation continues to the SITTING ROOM with a feature ELECTRIC FIRE at its centre, DOUBLE DOORS open through to the DINING ROOM/SNUG which has FULL HEIGHT WINDOWS and FRENCH DOORS to enjoy views of the garden. A door then leads through into the KITCHEN which has wall and base level units, INTEGRATED COOKING APPLIANCES, whilst the ENTRANCE HALL has stairs to first floor landing and an under stairs STORAGE SPACE, with a CLOAKROOM to the ground floor. Heading upstairs THREE BEDROOMS are accessed off landing, of which two have BUILT-IN BEDROOM FURNITURE. The gardens have been landscaped with PATIO, lawn and planted with FLOWERBED BORDERS, and kept private with high level hedging and fencing.

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 4LS), 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 head straight over and then right onto Danesbower Lane, then the next right onto a continuation of Danesbower Lane. Right again onto Danesbower Close, left onto Hunters Close and finally a right to the quiet cul-de-sac where this property is located on the right hand side.

Approached via shingled driveway providing off road parking for multiple vehicles and leading to the garage and main property. There is an area of lawn and a side access to the rear garden.

Obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, telephone point, stairs to first floor landing, smooth coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to side, smooth coved ceiling.

SITTING ROOM

16' 9" x 11' 1" (5.11m x 3.38m) Electric flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to front, television point, smooth coved ceiling.

DINING ROOM

11' 3" x 11' 1" (3.43m x 3.38m) Fitted carpet, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear, coved ceiling, door to:

KITCHEN

12' 7" x 8' 6" Max (3.84m x 2.59m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric hob and extractor fan over, built-in eye level electric double oven, integrated washing machine, space for fridge/freezer, under cupboard lighting, vinyl flooring, radiator, uPVC double glazed window to front, uPVC double glazed door to rear, built-in storage cupboard, coved ceiling, door to entrance hall.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, built-in storage cupboard, smooth coved ceiling, doors to:

FAMILY BATHROOM

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, walk-in shower with thermostatically controlled shower and

glazed shower screen, aqua board splash backs, shaver point, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

12' 7" x 8' 1" (3.84m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, coved ceiling.

DOUBLE BEDROOM

14' x 10' 1" Max (4.27m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, coved ceiling.

BEDROOM/STUDY

11' x 6' 9" (3.35m x 2.06m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, coved ceiling with loft access hatch.

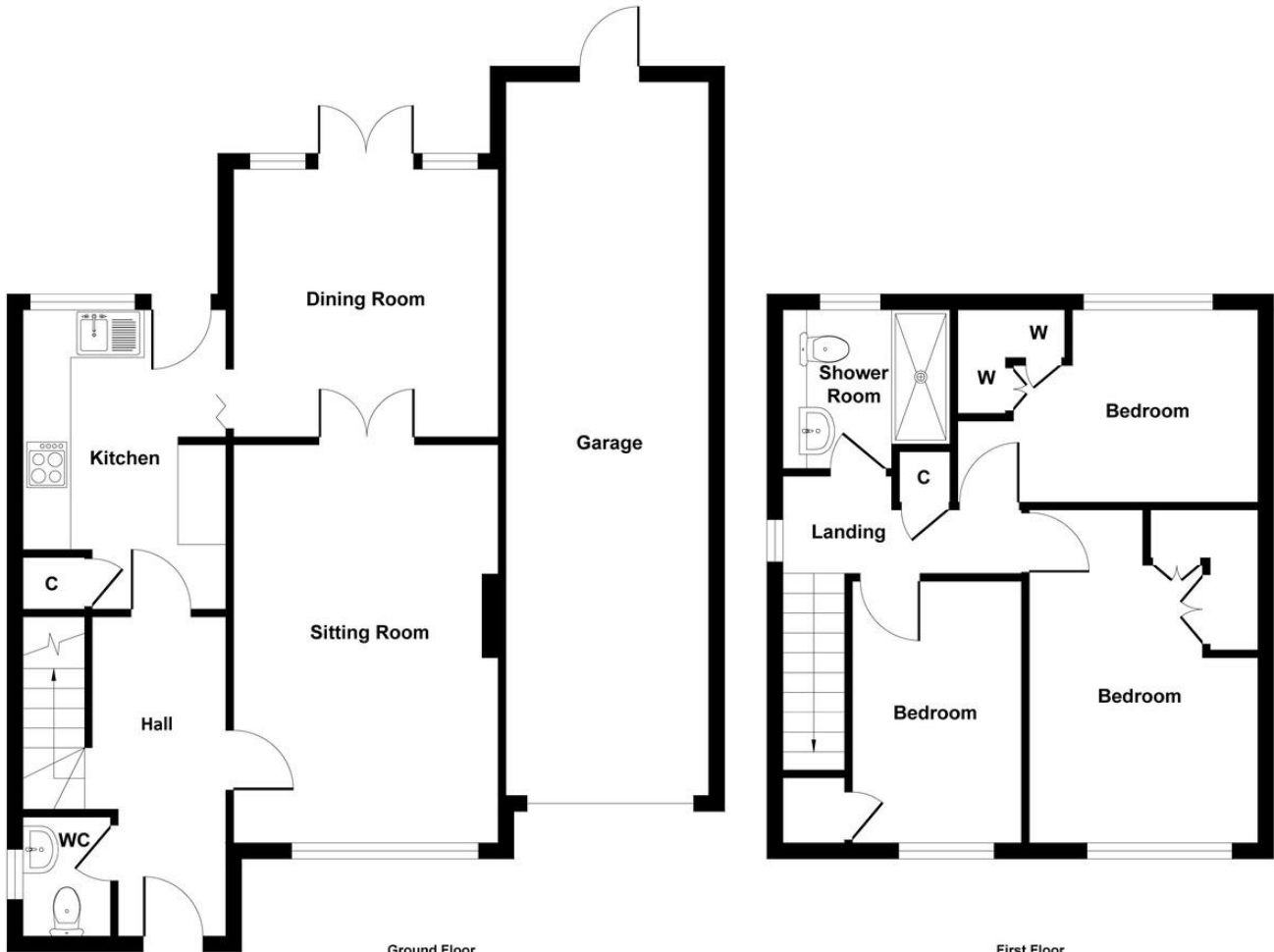
OUTSIDE

There is a patio area which extends from the property with steps leading to a lawned garden that is non overlooked with high level hedging and timber panel fencing at the boundary, shingle borders providing ample space for potted plantings and there is flower bedding already in place.

GARAGE

30' 0" x 8' 6" (9.14m x 2.59m) Up and over door to front, door to rear, power and lighting, wall mounted gas fired central heating boiler (installed 2021), space for freezer and tumble dryer.





Ground Floor
Approximate Floor Area
545 sq. ft
(50.63 sq. m)

First Floor
Approximate Floor Area
446 sq. ft
(41.43 sq. m)

Approx. Gross Internal Floor Area 991 sq. ft / 92.06 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 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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