

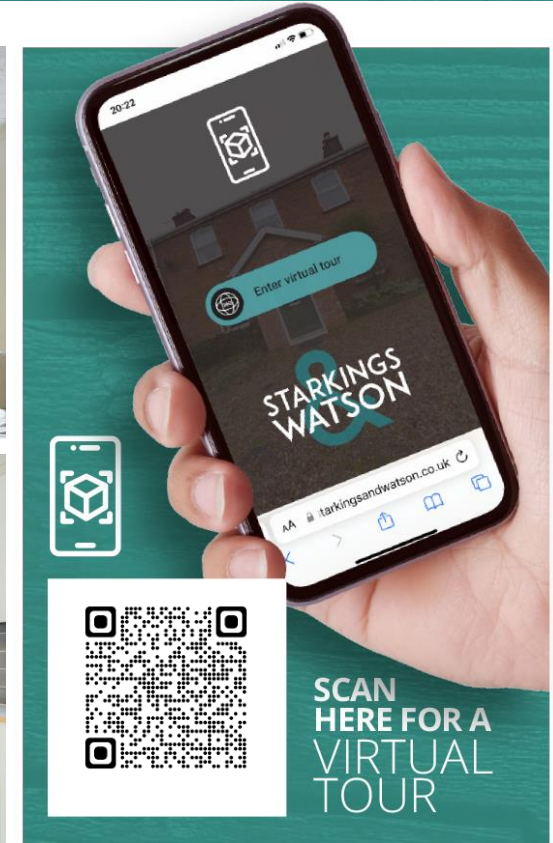
HIGHVIEW CLOSE

Blofield, Norwich NR13 4RA

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Updated & Modernised Family Home
- Green & Leafy Woodland Aspect
- Walking Distance to Village School
- Two Reception Rooms
- Open Plan Wren Kitchen & Utility Room
- Four Bedrooms
- En Suite & Family Bathroom
- Newly Landscaped Gardens

NO CHAIN. This 1500 Sq ft (stms) MODERNISED and UPDATED detached family home, occupies an ELEVATED PLOT, with a GREEN WOODLAND FEEL to one side, and a SWEEPING porcelain PATIO which completes the rear garden. Parking can be found to front, along with an adjoining SINGLE GARAGE, whilst the gardens extend to the right of the property. Once inside, a surprisingly spacious HALL ENTRANCE leads to the cloakroom, whilst TWO RECEPTION ROOMS can be found - these include the formal SITTING ROOM and family room. A variety of ATTRACTIVE FLOORING have been introduced, whilst the OPEN PLAN KITCHEN/DINING ROOM and UTILITY ROOM have had a full make over, with a new WREN KITCHEN. The first floor offers FOUR BEDROOMS which lead off the landing, including the main bedroom with a re-fitted EN SUITE, and the newly fitted FAMILY BATHROOM with attractive MATT BLACK FINISHES. The rear garden extends the living space, with the patio and lawn.

LOCATION

The Broadland Village of Blofield is situated East of the Cathedral 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 boasting an Outstanding Ofsted rating, local shops, garden centre 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 4RA), but to help, Leave Norwich on the A47 heading toward Great Yarmouth. Take the second exit off the Brundall roundabout signposted Blofield. Continue along this road and turn left at the traffic lights onto The

Street. Continue along, passing the village shops and library. Turn left at the school onto North Street. Continue along turning left onto Highview Close, where the property can be found on the right hand side.

The property is approached via a well maintained driveway with parking to one side, access to single garage and main property. uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Newly Fitted Wood effect flooring, radiator, telephone point, stairs to first floor landing, built-in storage cupboard, covered ceiling, double doors to:

CLOAKROOM

Re-fitted two piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, tiled walls, tiled flooring, radiator, uPVC obscure double glazed window to front, electric fuse box, covered ceiling.

SITTING ROOM

16' x 13' 5" Max (4.88m x 4.09m) Feature fire place, newly fitted wood effect flooring, uPVC double glazed window to front, television and telephone points, covered ceiling, double doors to:

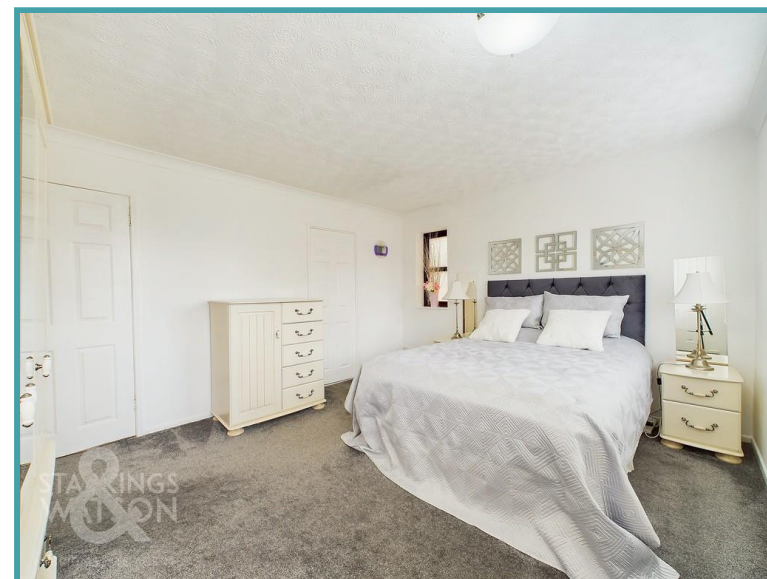
KITCHEN/BREAKFAST ROOM

25' 2" x 9' 6" (7.67m x 2.9m) Newly fitted Wren range of wall and base level units with square edged work surfaces and inset sink and drainer unit with mixer tap, inset electric ceramic induction hob and extractor fan over, built-in eye level electric double oven, integrated fridge/freezer, integrated dishwasher, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear, cupboard housing wall mounted gas fired central heating boiler, covered ceiling, door to entrance hall, door to:

UTILITY ROOM

9' 8" x 5' 3" (2.95m x 1.6m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, space for fridge/freezer, space for washing machine, space for tumble dryer, tiled flooring, uPVC double glazed window to rear, uPVC double glazed door to side, covered ceiling.

FAMILY ROOM



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



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.

Price:



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15' 9" x 8' 3" (4.8m x 2.51m) Wood effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in airing cupboard, coved ceiling, doors to:

DOUBLE BEDROOM

12' 10" x 8' 11" Max (3.91m x 2.72m) Wood effect flooring, radiator, uPVC double glazed window to front x2, built-in storage cupboard, coved ceiling.

DOUBLE BEDROOM

11' 3" x 7' 10" Max (3.43m x 2.39m) Wood effect flooring, radiator, uPVC double glazed window to rear, fitted wardrobe, coved ceiling.

BEDROOM/STUDY

Fitted carpet, radiator, uPVC double glazed window to rear, telephone point, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

13' 9" x 11' 11" (4.19m x 3.63m) Fitted carpet, radiator, uPVC double glazed window to front x2, built-in storage cupboard, coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled walls, shaver point, tiled flooring, vertical radiator, uPVC obscure double glazed window to rear, coved ceiling.

OUTSIDE

The rear garden has been newly landscaped, encompassing a large sweeping Porcelain tiled patio which blends seamlessly into the lawned garden and beyond. Siding onto a woodland style outlook, the garden offers a variety of planting, with a pathway leading to a rear patio which could be ideal for a shed or further seating. An outside water supply can be found, along with access to the garage, and a paved path which leads to the side access gate.

GARAGE

19' 7" x 10' 4" (5.97m x 3.15m) Electric up and over door to front, door to rear, storage above, power and lighting.

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
 1580.74 ft²
 146.86 m²

