

# CHAMBERLIN COURT

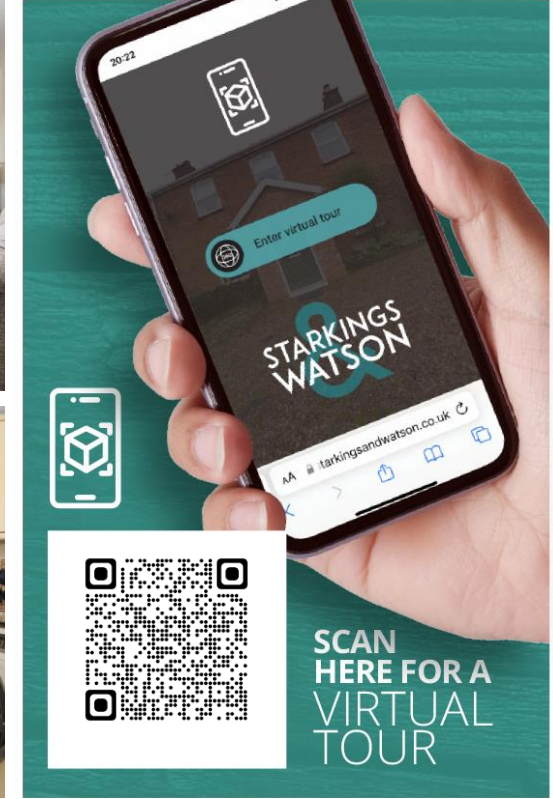
## Blofield, Norwich NR13 4JF

Freehold | Energy Efficiency Rating : C

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

# FOR SALE

# PROPERTY



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- No Chain
- Detached Bungalow in Cul-De-Sac Setting
- Ready to Move-in
- Sitting Room with Conservatory
- Kitchen with Space for Appliances
- Two Bedrooms with Built-in Wardrobes
- Re-fitted Wet Room
- Private Non-Overlooked Gardens

HAVING been lived in by the same owner since the BUNGALOW was first built, this RARE OPPORTUNITY to acquire a DETACHED HOME which is tucked away and SO WELL MAINTAINED, is not one to be missed! Offered with NO CHAIN, the property now includes a 2019 installed GAS FIRED CENTRAL HEATING BOILER, an array of BUILT-IN STORAGE and a re-fitted WET ROOM. Parking can be found to front, with an adjoining SINGLE GARAGE, with the accommodation leading off the entrance hall, including TWO DOUBLE BEDROOMS with BUILT-IN WARDROBES, wet room, KITCHEN with space for appliances, and the SITTING ROOM. Further doors lead to the CONSERVATORY which in turn overlooks the GARDEN. The GARDEN is PRIVATE and well maintained, including various mature beds, enclosed boundaries and useful STORAGE SHED.

#### 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 4JF), 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 turn left at the traffic lights onto The Street, turning left again onto Garden Road. Follow the road around to the right, turning right onto Ropes Walk. At the t-junction, turn left and then an immediate right, where the property can be found at the end of the cul-de-sac.

The property is approached via a well-maintained frontage, with brick-weave driveway, leading towards the entrance door and garage.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, thermostat heating control, coved ceiling with loft access hatch, doors to:

#### DOUBLE BEDROOM

8' 10" x 8' 4" (2.69m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

#### DOUBLE BEDROOM

12' 8" x 10' 1" television and telephone points, coved ceiling, sliding doors to:

#### CONSERVATORY

11' 4" x 8' 4" (3.45m x 2.54m) Fitted carpet, radiator, double glazed window to side, double glazed window to



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**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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rear, double glazed door to rear.

**KITCHEN** Max (3.86m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, telephone point, coved ceiling.

#### **SITTING/DINING ROOM**

16' 11" x 10' 9" (5.16m x 3.28m) Electric flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to rear,

9' 8" x 9' 2" (2.95m x 2.79m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, space for Range Style electric or gas cooker and extractor fan over, integrated fridge freezer, space for washing machine, space for dishwasher, space for washing machine, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed door to side, cupboard housing wall mounted gas fired central heating boiler, coved ceiling.

#### **WET ROOM**

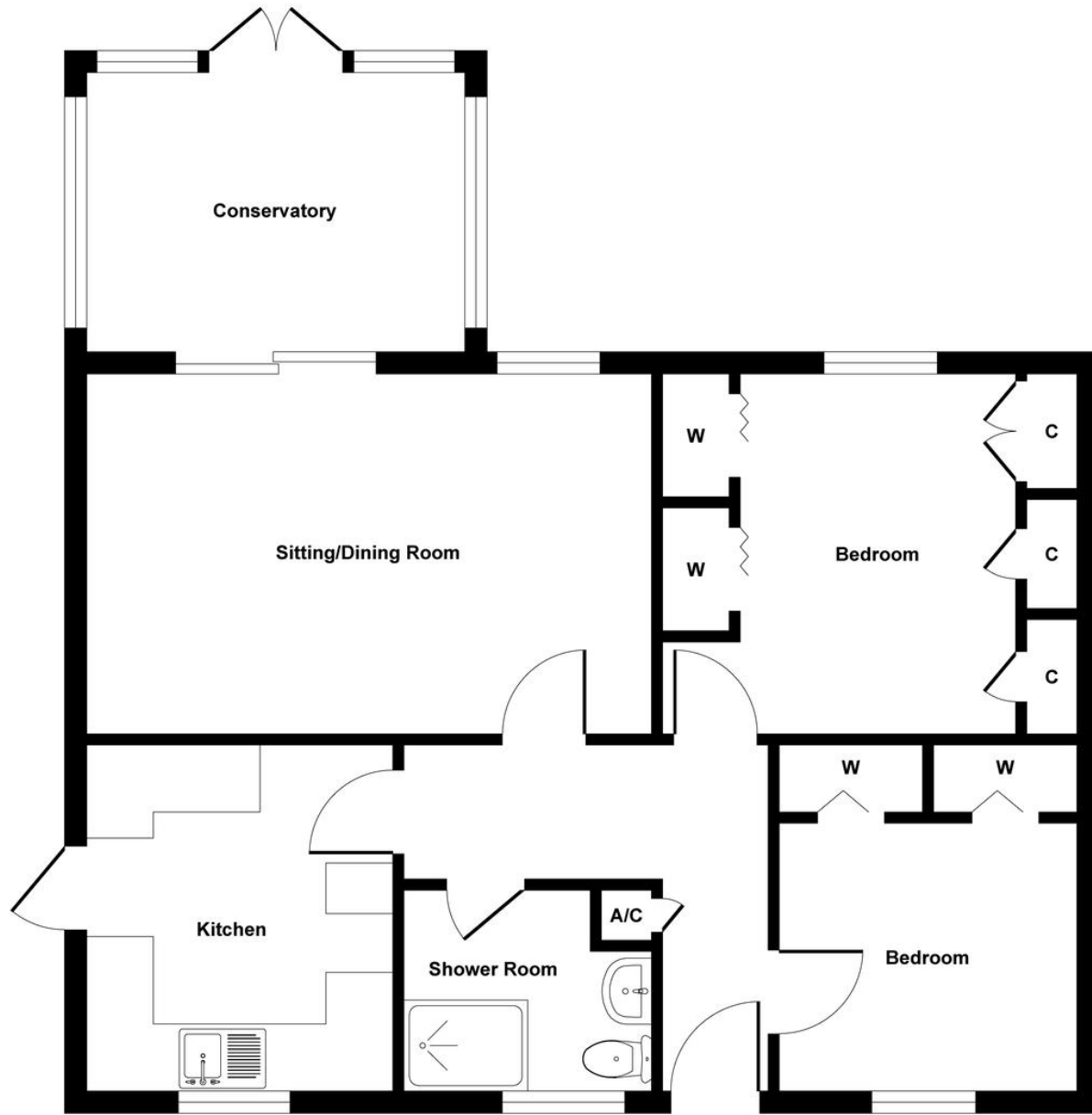
Three piece suite comprising low level W.C, pedestal hand wash basin, walk-in shower with electric shower over wet room flooring, tiled walls, extractor fan, non-slip wet room flooring, vertical radiator, uPVC obscure double glazed window to front, coved ceiling.

#### **OUTSIDE**

To the outside of the property you will find a surprisingly spacious rear garden, which offers a mixture of hard and soft landscaping, along with a timber shed and greenhouse. Various mature planting can be found, with an outside tap and useful side access gate.

#### **GARAGE**

16' 2" x 8' 10" Max (4.93m x 2.69m) Up and over door to front, storage above, power and lighting.



Floor Plan  
Approximate Floor Area  
737 sq. ft  
(68.49 sq. m)

Approx. Gross Internal Floor Area 737 sq. ft / 68.49 sq. m

