

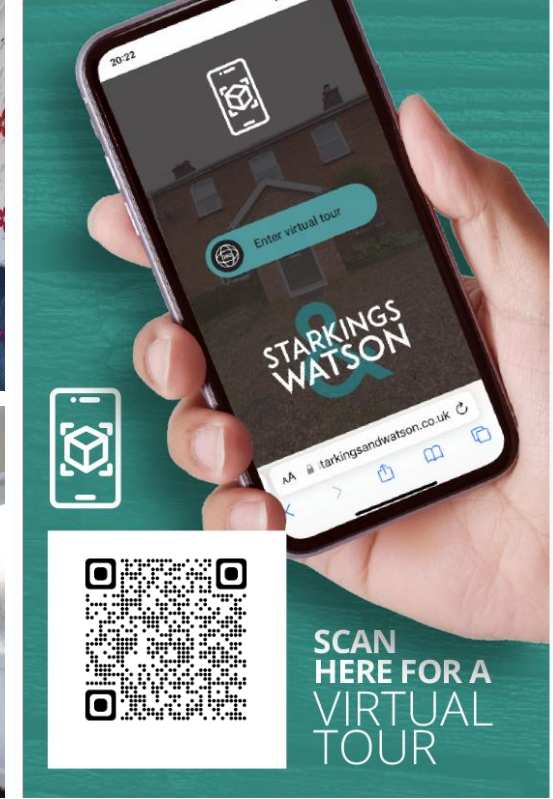
ROPES WALK

Blofield, Norwich NR13 4JB

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- No Chain!
- Extended Detached Family Home
- Sought After Location Close to Amenities
- Four/Five Reception Rooms
- Kitchen/Breakfast Room
- Four/Five Bedrooms
- Annexe Potential (stp)
- Enclosed Gardens

IN SUMMARY

NO CHAIN. This EXTENDED FAMILY HOME offers ANNEXE POTENTIAL and a HUGE VERSATILE LAYOUT including UP TO FIVE RECEPTION ROOMS and FIVE BEDROOMS. With over 1200 Sq. ft (stms) of accommodation, the property is the PERFECT FAMILY HOME - situated minutes away from the village school. The LAYOUT IS FANTASTIC for entertaining and also great for families who WORK FROM HOME. The HALL ENTRANCE leads into the main 18' SITTING ROOM, with a GARDEN ROOM to the rear and a STUDY adjacent. The KITCHEN also extends to 18', with a DINING ROOM and bedroom/family room leading off. The first floor offers FOUR BEDROOMS from the landing, and the family bathroom. This TURNKEY HOME is a complete blank canvas with SO MANY POSSIBILITIES. PRIVATE GARDENS stretch across the rear, with a PATIO and LARGE STORAGE SHED.

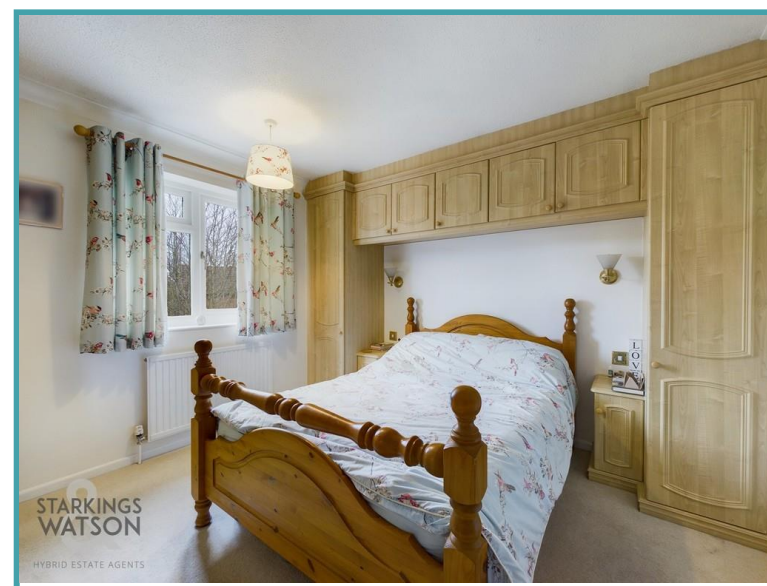
SETTING THE SCENE

Enjoying a favoured residential location, a lawned front garden with mature planting can be found,

along with a brick weave driveway which provides side by side parking for two vehicles. Gated access leads to the rear, where a timber shed can be found for storage.

THE GRAND TOUR

With a storm porch and uPVC double glazed entrance door to front, you head straight into the entrance hall with wood effect flooring under foot. To your left a useful cloakroom can be found, with the kitchen next door. The main sitting room is to your right with a window to front and wall mounted feature fire place, whilst double doors open to the garden room - currently set as a quiet reading area, again with wood effect flooring under foot, whilst a door leads into the study next door. This whole space can be closed off or left open plan for when entertaining. The kitchen also runs the width of the property, with a full range of wall and base level units, space for a Range style cooker, and a suite of white goods. This open plan space encompasses a recess under the stairs, and a built-in storage cupboard. An opening leads into the dining room, with wood effect flooring running through the kitchen and dining room, whilst a useful door leads into the rear garden. The last room is currently used as a fifth bedroom - creating the possible to form an annexe for multi-generational living if required. Upstairs, the carpeted landing includes an airing cupboard, and four bedrooms - three are double in size. The main bedroom offers a range of storage and over bed storage units. The family bathroom completes the property with tiled walls and a shower over the bath.



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THE GREAT OUTDOORS

The rear garden despite the extensions is still of a good size. Laid to lawn and with a patio which leads from the dining room, there is ample space for alfresco dining or children's toys! A large timber shed offers useful storage, with the garden enclosed with timber panelled fencing and planted borders.

OUT & ABOUT

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.

FIND US

Postcode : NR13 4JB

What3Words : ///puncture.congratulations.marginal

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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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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⁽¹⁾

1238.41 ft²

115.05 m²