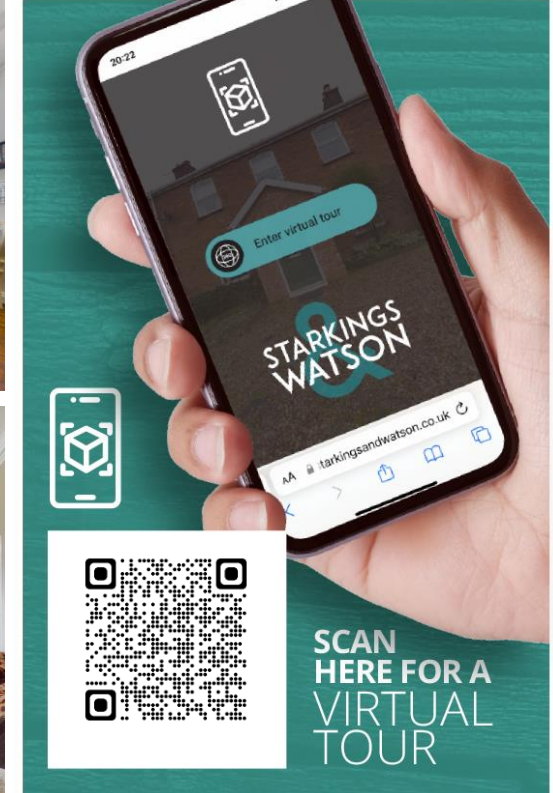


# BLOFIELD HALL, HALL ROAD Blofield Heath, Norwich NR13 4DD

Freehold | Energy Efficiency Rating : F

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Townhouse within a Gated Community
- Over 11 Acres of Communal Grounds
- Sitting Room with Bay Window
- Newly Installed Kestrel Kitchen
- Three Bedrooms
- En Suite & Family Bathroom
- Car Port, Storage & Visitor Parking

#### IN SUMMARY

NO CHAIN. This IMMACULATE VICTORIAN TOWN HOUSE is situated in a BEAUTIFUL GATED COMMUNITY with over 1700 Sq. ft (stms) of accommodation. Having been UPDATED and MODERNISED to include a STUNNING HIGH SPECIFICATION KESTREL KITCHEN, the property was converted back into 2005, and has retained much of its ORIGINAL CHARM and CHARACTER. Occupying a corner position with TWO LARGE BAYS, sizeable windows floor this amazing home with NATURAL LIGHT.

Residents and visitors PARKING can be found, along with a CAR PORT and storage shed. Full use of the 11 ACRES (stms) of COMMUNAL GROUNDS is included, with a competitive service charge for their up-keep. Internally, a HALL ENTRANCE which is only shared by one other property leads to the private hall, with doors to the cloakroom and DOUBLE DOORS to the GRAND SITTING ROOM, leading to the KITCHEN/DINING ROOM. Upstairs, THREE BEDROOMS lead off the landing, along with a SHOWER ROOM, and EN SUITE shower room.

#### SETTING THE SCENE

Heading into Blofield Hall, the gated entrance leads to a sweeping driveway, with the hall approaching you straight ahead. The main property is located to the right

hand side, with the visitor parking to the left, and residents parking including the car port further round to your left.

#### THE GRAND TOUR

Approaching the main entrance door to the property, a communal hall which leads to only one other property can be found. With wood effect flooring under foot. a door leads into the private Hall entrance with stairs rising to the first floor and a door into the adjacent cloakroom. The cloakroom offers a two piece suite with wood effect flooring underfoot and tiled splash-backs. Double doors lead from the entrance hall into the grand sitting room with three windows to the side bay, and a further window to the front - all enjoying panoramic views and shutters for privacy. The high ceiling with ornate coving creates a focal point to the room, with wood effect flooring and a double built-in storage cupboard. Further double doors open to the kitchen. The kitchen is an absolute masterpiece with a Kestrel high specification kitchen installed, including a central island with Corian work surfaces and space for appliances, whilst a twin butler sink with mixer tap can be found for ease of use. The kitchen also includes an inset electric ceramic hob and built-in electric oven, with extractor fan above and ample space for a sizeable dining table. Three windows can be found to the side with a bay, whilst a storage cupboard is found to one corner. Heading upstairs, the carpeted stairs lead to a landing area with ample space for further storage and doors leading to the three bedrooms starting with the main bedroom. A dual aspect can be enjoyed with panoramic views over the communal grounds, along with a wide range of built-in storage units and wardrobes. With a concealed entrance to the en suite, further high ceilings can be enjoyed to



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this bedroom with air conditioning installed. The en suite offers a good size room with would effect flooring under foot and a three piece suite including a shower cubicle. Heading back into the main landing, the third bedroom offers a side facing aspect with carpet under foot and the second bedroom is bay fronted with three windows to side, high ceilings and wall lighting. The main shower room for the property offers ample space for a bath to be installed and currently offers tiled splash backs a shower cubicle and heated towel rail.

#### THE GREAT OUTDOORS

The communal grounds offer over 11 acres (stms) of space including various planting, trees, seating areas and of course lawns. Many residents place an outside table close to their home for alfresco dining, whilst many walks can be enjoyed across the gardens.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR13 4DD

What3Words : ///dame.explain.zoos

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual service charge for the upkeep of the communal grounds and shared spaces is charged in the region of £133 PCM. The property utilises LPG heating with one central tank, with metered usage.

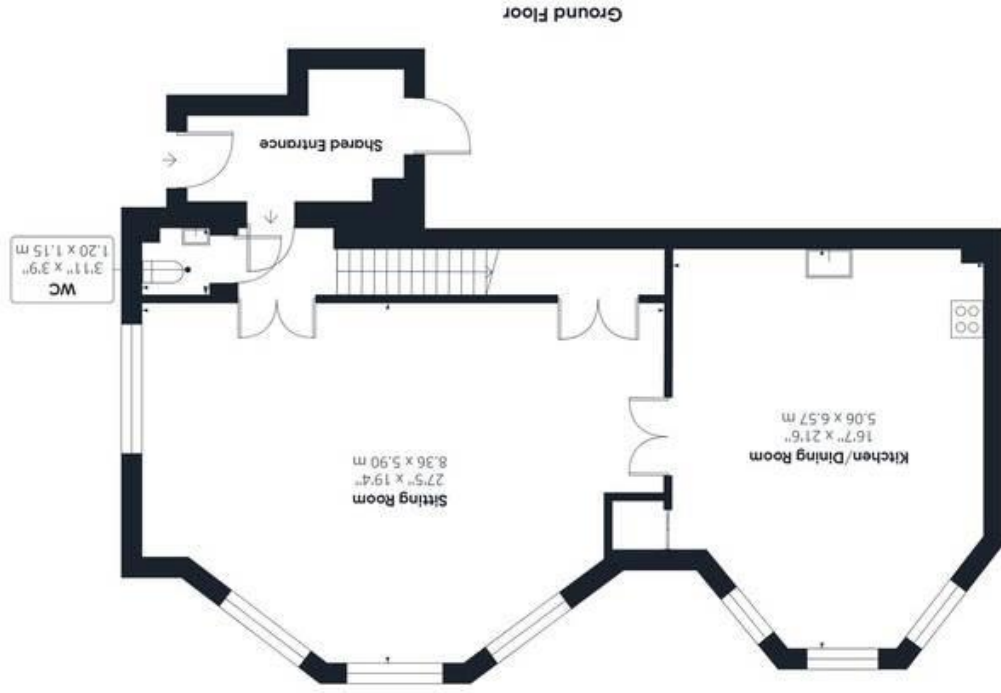
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area<sup>(1)</sup>  
 1729.67 ft<sup>2</sup>  
 160.69 m<sup>2</sup>

(1) Excluding balconies and terraces

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.