

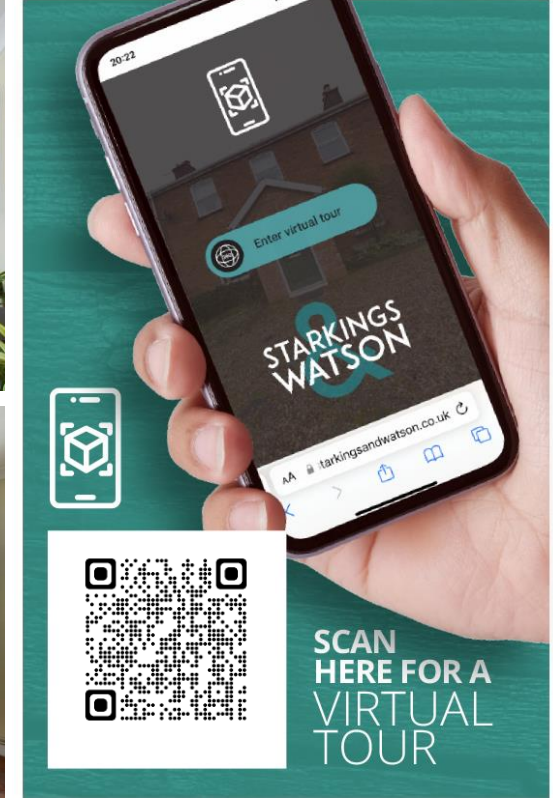
DOCTORS ROAD

Blofield, Norwich NR13 4LF

Freehold | Energy Efficiency Rating : C

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

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- No Chain!
- Substantial Detached Home
- Extended & Flexible Layout
- Two Reception Rooms
- Conservatory
- Kitchen/Dining Room
- Five Bedrooms
- South Facing Gardens

IN SUMMARY

NO CHAIN. This STRIKING extended detached family home occupies a RARE SOUTH FACING PLOT in the heart of Blofield, with over 1800 Sq. ft (stms) of accommodation. TUCKED AWAY but within WALKING DISTANCE to amenities and SCHOOLING, the property is pleasantly positioned to ensure a PRIVATE SETTING can be enjoyed. The EXTENDED LAYOUT is perfect for those seeking space, or a large family, with a 17' SITTING ROOM focused on the cast iron wood burner, and complemented by the 14' CONSERVATORY and separate STUDY/family room. The main entrance also leads to the family sized kitchen/dining room, integral garage and utility room, with a ground floor cloakroom beyond. Upstairs, the landing offers built-in storage, with doors leading to all FIVE BEDROOMS and the family bathroom, with an EN SUITE SHOWER ROOM leading off the main bedroom. To the rear, the GARDEN is an absolute haven, with a vast array of planting and SECRET tucked away seating areas.

SETTING THE SCENE

From the road, a non-estate setting can be enjoyed, with a large house opposite and tucked away, adjacent to a low rise office building. The shingle driveway offers

hedging to one boundary, and an open aspect to the lawned frontage and further planting. Ample parking leads to the main property and integral garage.

THE GRAND TOUR

Step inside and the tiled entrance hall first greets you, with a useful integral door to the garage. With a radiator tucked away under a timber decorative cover, stairs lead up with storage adjacent, where a roughly square meet and greet space leads to the various rooms. Starting with the kitchen, this spacious room offers a u-shape of cupboards including a large understairs pantry style cupboard. There is also space for a table, tiled effect flooring under foot and a contemporary vertical radiator. Two uPVC double glazed windows face forwards and bring in great natural light, whilst the kitchen offers space for a gas cooker with an extractor fan, along with space for a fridge, separate freezer and dishwasher. The wall mounted gas fired central heating boiler is also located here. A rear lobby offers storage and also opens to the cloakroom with a two piece suite and storage cupboard. Back in the hall, a large utility room can be found, with space for a washing machine and tumble dryer, and a full run of wall and floor cupboards. This is a great additional boot room space. The sitting room is finished with wood effect flooring and centred around a cast iron multi-fuel burner. This open plan space flows seamlessly into the fully glazed conservatory, with French doors separating the two spaces. There is ample space here for a table and soft furnishings, and French doors open to the garden. The study/family room also leads off the sitting room. Heading upstairs, the landing offers space for a reading area and a recess for storage shelves and built in airing cupboard. As you head up the stairs in the original part of the house, three bedrooms



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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 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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can be found, two of which are perfect double bedrooms. The extension adds two further double bedrooms with velux windows to side. Four of the bedrooms benefit from either fitted wardrobes or storage, whilst the main bedroom also has a window to the rear and includes a large shower room with a heated towel rail. The family bathroom completes the property upstairs and offers tiled splash backs and a shower over the bath.

THE GREAT OUTDOORS

The rear garden offers a south facing private haven, with a wealth of mature planting, raised beds, and planted borders with timber panelled fencing. The garden runs to a point, with a central lawn, timber storage shed, and secret tucked away seating area with a walled boundary.

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 a Good 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 4LF

What3Words : ///craftsmen.square.puppy

VIRTUAL TOUR

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

AGENTS NOTE

The multi-fuel burner will require a chimney sweep and service prior to use as the vendor doesn't use it. The Security/burglar alarm has been serviced annually.



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.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1827.23 ft²
169.75 m²

Reduced bedroom

69.48 ft²
6.46 m²