

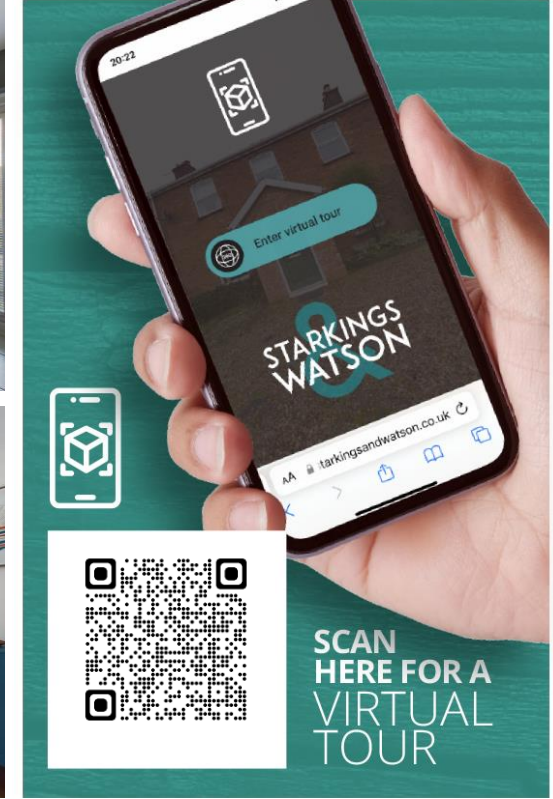
GUNNS CLOSE

Blofield, Norwich NR13 4FL

Freehold | Energy Efficiency Rating : B

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STARKINGS & WATSON

- Substantial Detached Family Home
- Cul-de-Sac Setting
- Hall Entrance with Cloakroom
- Dual Aspect Sitting Room
- Separate Study & Dining Room
- Kitchen/Breakfast Room with Island
- Four Double Bedrooms
- Two En-Suites & Family Bathroom

IN SUMMARY

This substantial detached HOME offers 1700 Sq. ft (stms) of FAMILY friendly LIVING SPACE, with a CONTEMPORARY and COLOURFUL interior, ample parking, DOUBLE GARAGE and lawned gardens. Centred around an AMAZING HALL ENTRANCE with central stairs, this grand approach leads to the cloakroom and THREE RECEPTION ROOMS - sitting room, dining room and study. The 19' KITCHEN/BREAKFAST ROOM offers a central ISLAND, full range of APPLIANCES with FRENCH DOORS to the garden and a separate utility room. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, TWO with EN SUITES, and the family bathroom. Built in 2018 with a remaining NHBC WARRANTY, the property internally offers a WARM and INVITING FEEL, with the gardens ready for a green fingered buyer.

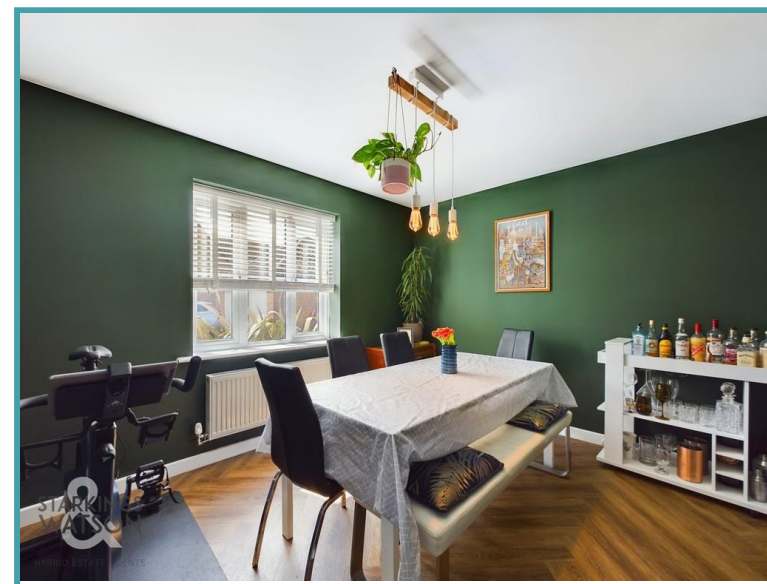
SETTING THE SCENE

Situated on a brick weave cul-de-sac, a community feel can be enjoyed, whilst lawned gardens line the front boundary with some planting, and the adjacent driveway offers ample off road parking, access to the

double garage, and gated access to the rear gardens.

THE GRAND TOUR

Stepping inside you stand centrally looking up to the galleried landing, with the central stairs and tiled flooring. Doors lead to all the principal reception rooms, with storage under the stairs. To your left, the functional cloakroom offers tiled splash backs and a colourful finish to the walls. The sitting room is finished with a warm wood effect flooring in a herringbone pattern, whilst French doors open to the rear garden. The dining room offers a further splash of colour, with a warm and inviting feel and matching wood effect flooring in a herringbone pattern. Next door, the study is carpeted and offers a uPVC double glazed window to the side aspect. The kitchen is the perfect size, with an extensive range of wall and base level units, with a central island and matching breakfast bar with square edge work surfaces. Cooking appliances include a gas hob with Bosch extractor fan, built-in eye level electric double oven, dishwasher and fridge/freezer, whilst tiled flooring runs under foot, and French doors open to the garden. A door leads to the utility room allowing you to shut the door to the working space, with further storage, sink, built-in washing machine and wall mounted gas fired central heating boiler. Upstairs, the galleried landing offers a double cupboard and single airing cupboard, with the second bedroom being the first door on your left, with a half tiled double en suite shower room, and heated towel rail. The family bathroom is adjacent, with tiled splash backs and a shower over the bath. The next two



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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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bedrooms are both finished with fitted carpet and capable of fitting a double bed. The main bedroom is at the end, with built-in wardrobes, and an en suite double shower with tiled splash backs.

THE GREAT OUTDOORS

The rear garden is laid to lawn, with a small patio area, and huge potential to landscape the space. With enclosed timber panelled fencing, gated access leads to front, with further space tucked away behind the garage, an ideal storage space.

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 4FL

What3Words : ///update.gets.stall

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge in the region of £120 is due for the upkeep of communal green space.



Approximate total area⁽¹⁾

1718.85 ft²
159.69 m²

(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.