

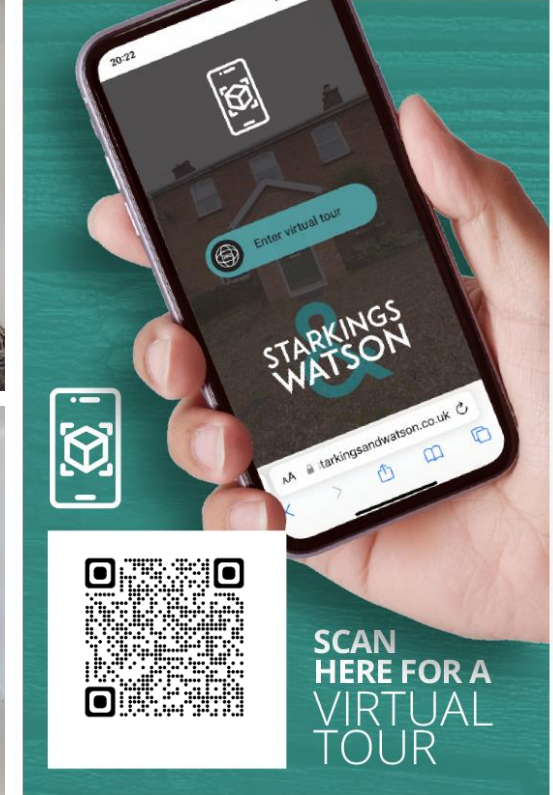
MANOR RIDGE

Blofield, Norwich NR13 4PN

Freehold | Energy Efficiency Rating : E

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

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**STARKINGS
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- Semi-Detached Home
- Fitted Kitchen with Gloss Cabinets
- Open Plan Sitting/Dining Room
- Dining Area with Bifolding Doors
- Three Bedrooms Over Two Floors
- Landscaped Gardens
- Parking Provided to Front
- Garage with Personnel Door

IN SUMMARY

This FAMILY HOME is in WALKING DISTANCE to the local school, DOCTORS SURGERY and amenities. The SEMI-DETACHED ACCOMMODATION has been FULLY RENOVATED and updated, ensuring a potential purchaser can now move straight in! With a FANTASTIC FITTED KITCHEN, open plan SITTING/DINING ROOM and with a finish throughout which includes SMOOTH CEILINGS, some recessed spotlights and even BI-FOLDING DOORS which lead into the garden. There is also a SHOWER ROOM and a BEDROOM/HOME OFFICE on the ground floor. Upstairs, TWO DOUBLE BEDROOMS and a THREE PIECE FAMILY BATHROOM can be found with EAVES STORAGE. To rear, there are landscaped gardens and a personnel door into the GARAGE.

SETTING THE SCENE

The property is approached via a generous shingle driveway with parking for two vehicles. An adjacent lawn could be made into more parking, whilst being bordered with flower beds. The driveway runs all the way to the storage garage, where a small step takes you

into the property.

THE GRAND TOUR

Once inside, the entrance hall enjoys the natural light which comes through the full height uPVC double glazed windows and French doors which face to front. To the left hand side, the ground floor bedroom is finished with fitted carpet under foot, and includes plenty of space for a bed and wardrobe, or to be used as a study/home office. Opposite, there is a door into the sitting/dining room and to the left, doors take you in to the shower room and kitchen. The re-fitted shower room features a three piece suite which includes a shower cubicle, pedestal hand wash basin and a low level W.C with an obscure double glazed window to side. The kitchen has been replaced in recent years now featuring base level units with only a few wall mounted and display cabinets to give the room a more spacious feel, enhanced with the recessed spotlighting above. There are integrated appliances including an oven, fridge freezer, dishwasher and washing machine. The property also benefits from a built in water softener. A change in the flooring from wood effect flooring to fitted carpet defines the start of the sitting/dining room which measures 22' - of which the highlight is the bi-folding doors which lead to the rear garden. Upstairs, two bedrooms lead from the landing, along with the family bathroom which has a luxury three piece suite including a rolled top bath. There is an eaves storage room off the bathroom and both double bedrooms have either built-in or space for freestanding wardrobes.



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THE GREAT OUTDOORS

The rear gardens have now been landscaped so that they are low maintenance. There is a generous sandstone patio which is L-shape and runs across the rear of the property, and all the way to the rear boundary leaving an area of lawn which is easy to look after. There is a timber gate to side which is attached to the property and the garage, there is a uPVC double glazed door and windows on the garage for access and light when inside. The rear boundary has a timber panel fence at low level.

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 4PN

What3Words : ///conjured.clashes.shielding

VIRTUAL TOUR

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

AGENTS NOTE

Beyond the rear boundary over to the left hand side, out of view there is a field which has been earmarked for possible development into a new village primary school. The playing field is expected to run in line with the boundary of this property and the developing of the school itself is further across.

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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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 1.5m²/4.92ft²)

(1) Excluding balconies and terraces

Reduced bedroom
18.00 ft²
1.67 m²

Approximate total area⁽¹⁾
877.21 ft²
81.50 m²

HYBRID ESTATE AGENTS

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