

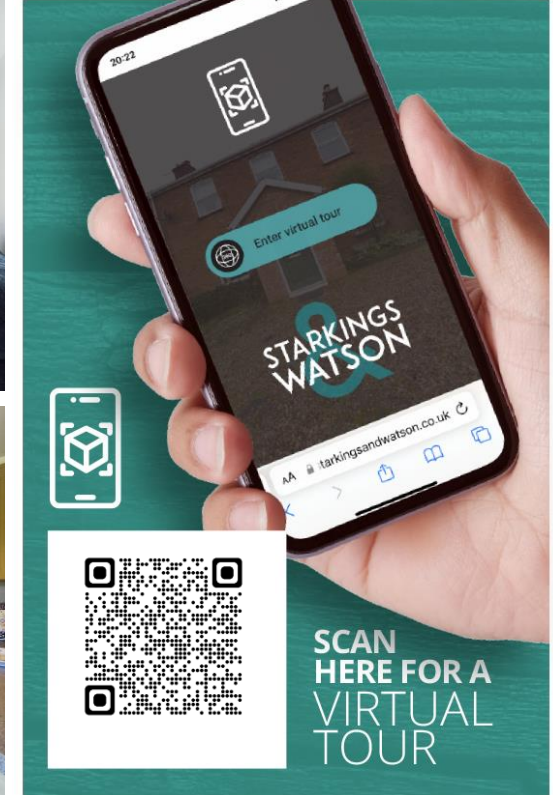
HARKER WAY

# Blofield Heath, Norwich NR13 4QZ

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON

- Cul-De-Sac Setting with Field Views
- Extended & Modernised Interior with uPVC Double Glazing
- Flexible Layout with Three/Four Reception Rooms
- Potential to Open Plan the Living Spaces
- Kitchen with Separate Utility Room
- Four/Five Bedrooms
- Two Shower Rooms & Family Bathroom
- Garage & Tandem Driveway

### IN SUMMARY

Extending to over 1760 Sq. ft (stms), this immaculate and EXTENDED detached family home occupies a CUL-DE-SAC SETTING, with PANORAMIC FIELD VIEWS to rear. With an UPDATED and MODERNISED interior, the accommodation is OPEN PLAN and HUGELY FLEXIBLE. From the exterior, NEW FASCIAS and BARGE BOARDS are installed, with new external doors, and a STUNNING NEW SHOWER ROOM with a VAULTED CEILING and VELUX WINDOWS. The accommodation includes a PORCH and HALL ENTRANCE, study/bedroom with a BATHROOM and SHOWER ROOM opposite, sizeable 11' UTILITY ROOM, three reception rooms including a SITTING ROOM, dining room and FAMILY/GARDEN ROOM, with the KITCHEN adjacent - offering POTENTIAL to OPEN PLAN further and create a larger KITCHEN/FAMILY space. Upstairs, FOUR BEDROOMS lead off the landing, with various built-in STORAGE and the newly fitted SHOWER ROOM. To the rear, LANDSCAPED GARDENS roll into the OPEN FIELDS, with patio space,

and an adjacent GARAGE.

### SETTING THE SCENE

From the road, a hard standing and shingle driveway offers tandem parking for several vehicles, with adjacent lawned gardens and mature planted beds. The front of the property is a picture of colour, with gated access to rear, and access to the garage.

### THE GRAND TOUR

Heading inside, you step into a small entrance porch with a glazed door and window to front, and a further door into the entrance hall. With a quality fitted carpet and recessed door mat, stairs lead to the first floor with an exposed wood hand rail, with storage below and doors leading off. Straight ahead the shower room can be found, with a white three-piece site including a double shower cubicle and fully tiled floor and walls. Next door, a fully tiled family bathroom with a shower over the bath can be found, including a heated towel rail. The ground floor bedroom/study is opposite, laid to carpet and with attractive views to front. The utility room is a versatile space and an ideal boot room, with space for various white goods, tiled flooring, and built-in storage including a large airing cupboard with back up immersion heater. The sitting room is centred around a feature fire place with fitted carpet and uPVC double glazed window to front. Open plan to the adjacent dining room, with continued fitted carpet and windows to front and side. An opening leads to the garden/family room, with a uPVC double glazed window to side, and French doors leading to the



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garden, and giving a hint of the open field views. Lastly a door opens to the fitted kitchen, with built-in storage, integrated dishwasher and fridge, along with space for a freestanding cooker, whilst offering a door to the garden. Heading upstairs, the landing is split into two sections, with built-in storage. The four bedrooms are great sizes, with two facing to front, and two to rear. The shower room completes the upstairs, with a modern three-piece suite, and large walk-in fully glazed shower cubicle, set under a vaulted ceiling and velux windows.

### THE GREAT OUTDOORS

The rear garden is split level, with paving leading from the back doors, and steps to a lawned expanse with planted borders. Hedging can be found to one side, with a low-level fence to rear, again with planting to all sides. A further patio under a timber-built pergola can be found, with access to the garage, which offers a front and side door, power and lighting.

### OUT & ABOUT

The Broadland Village of Blofield Heath 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 along with the village of Blofield offers a wide range of amenities including a village school in the adjoining village of Hemblington, local shops, garden centre, Indian restaurant, and licensed family social club. Blofield Heath is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

**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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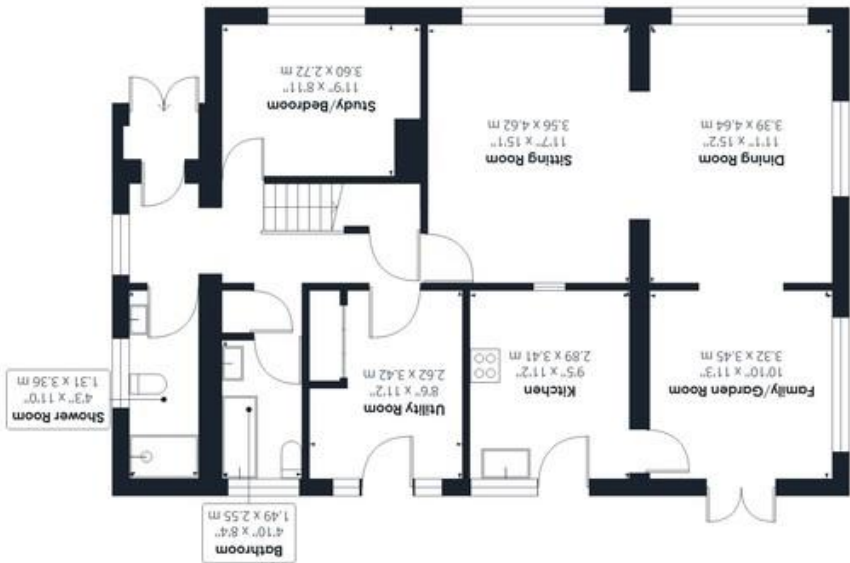
### VIRTUAL TOUR

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

Floor 1 Building 1



Ground Floor Building 1



GIRAFFE360  
 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<sup>(1)</sup>  
 1766.02 ft<sup>2</sup>  
 164.07 m<sup>2</sup>