

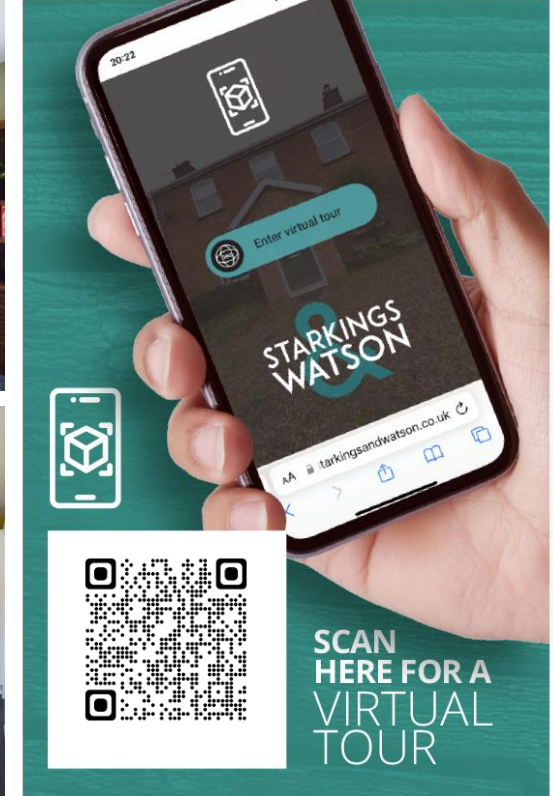
SHREEVE ROAD

# Blofield, Norwich NR13 4JP

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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- Modern Detached Family Home
- Garage & Adjacent Tandem Driveway
- South Facing Non-Overlooked Gardens
- Dual Aspect Kitchen/Dining Room
- Hall Entrance & Separate Utility Room
- Sitting Room with French Doors
- Three Spacious Bedrooms
- En Suite & Newly Tiled Bathroom

### IN SUMMARY

This EASY TO MAINTAIN detached family home offers SOUTH FACING PRIVATE GARDENS, tandem parking and a garage adjacent. With a CONTEMPORARY DECOR and various upgrades to make for a STRIKING INTERIOR, the property is presented in MOVE-IN CONDITION. The property has been designed and positioned for GREAT NATURAL LIGHT, with the KITCHEN/DINING ROOM offering three dual aspect windows, and the SITTING ROOM offering a dual aspect with FRENCH DOORS onto the garden. Further accommodation includes a hall entrance and W.C, with a UTILITY ROOM to the rear of the kitchen. Upstairs, THREE BEDROOMS lead off the landing, with the main bedroom DUAL ASPECT and including an EN SUITE SHOWER ROOM. The family bathroom has been upgraded with ATTRACTIVE TILED SPLASH BACKS.

### SETTING THE SCENE

The front garden has been landscaped to create an attractive low maintenance space with timber sleepers enclosing a shingled frontage with a stepped pathway to the front door. A brick weave driveway adjacent

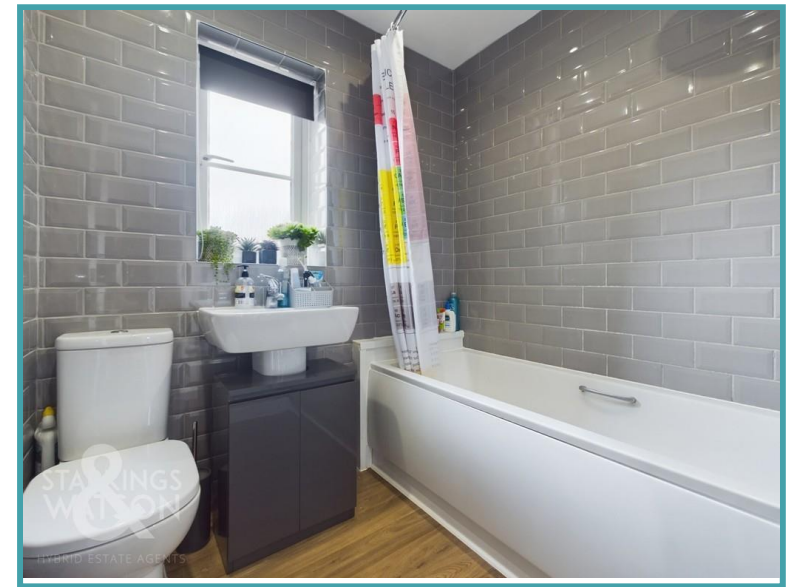
offers tandem parking, with a garage and gated access to the rear garden.

### THE GRAND TOUR

Once inside, the central hall offers a tiled floor with stairs to the first floor and symmetrical doors leading to the main living spaces. A ground floor W.C is opposite, with a white two piece suite and tiled splash-backs. The sitting room offers dual aspect windows and French doors, with a splash of colour to the walls, and fitted carpet under foot. The kitchen/dining room is open plan with tiled flooring under foot, with the kitchen offering a modern range of wall and base level units, with an inset stainless steel sink and drainer unit, electric ceramic hob and electric double oven. Integrated appliances include a fridge/freezer and dishwasher. A door leads to the utility room, with space for a washing machine, and a range of cupboards and shelving. The wall mounted gas fired central heating boiler is also tucked away. Upstairs, the three bedrooms lead off the landing, including the main bedroom with a built-in wardrobe and en suite shower room. The family bathroom has been recently re-tiled with striking splash backs, whilst there is a shower over the bath.

### THE GREAT OUTDOORS

Heading outside, the lawned garden is split level, with walled and timber fenced boundaries. A patio leads from the sitting room French doors, and there is huge potential to further landscape this south facing space. A timber gate leads to the garage, with an up and over door to front.



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### 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 4JP

What3Words : ///pricier.manifests.weekends

### VIRTUAL TOUR

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

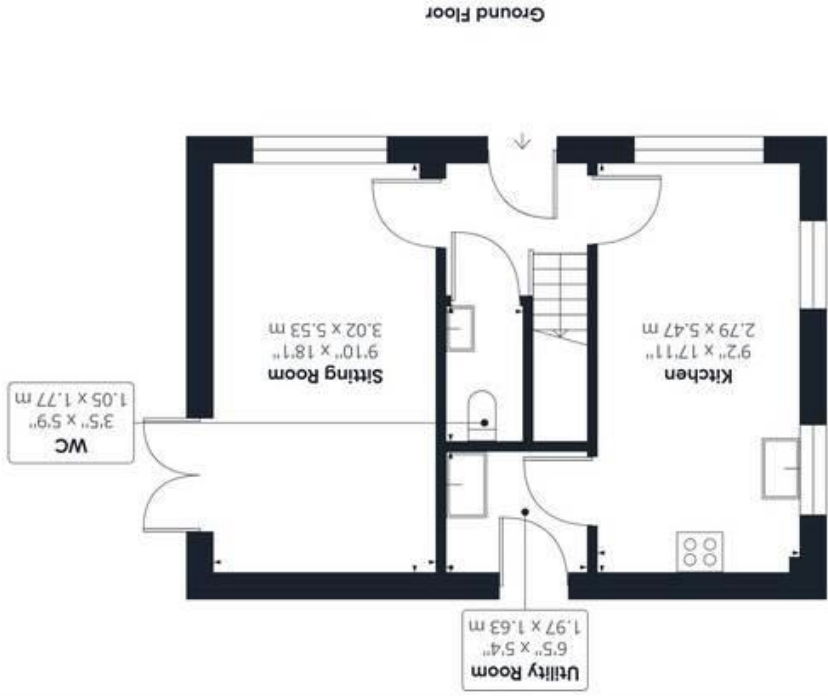
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Price:



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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.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
898.68 ft<sup>2</sup>  
83.49 m<sup>2</sup>