

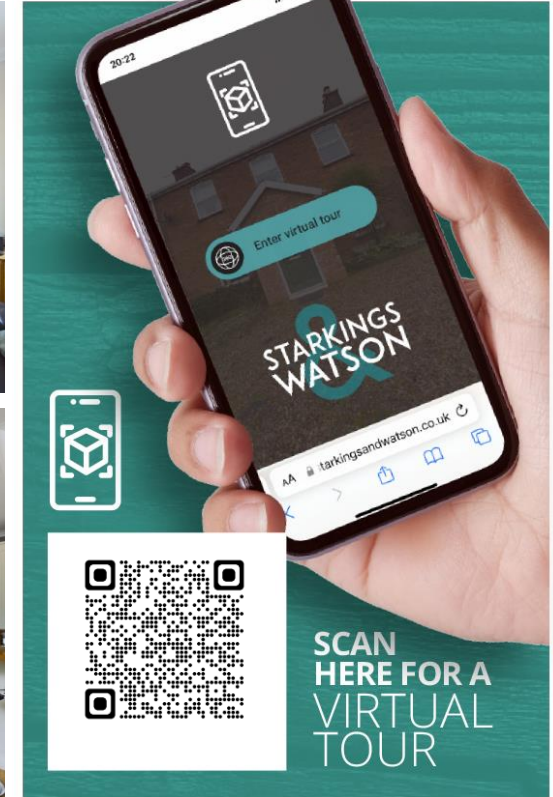
THE STREET

Blofield, Norwich NR13 4AA

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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- Central Village Location
- Detached Home with Versatile Layout
- Two Reception Rooms
- Conservatory with Garden Views
- Re-fitted Kitchen/Breakfast Room & Utility
- Four Bedrooms
- En Suite & Family Bathroom
- Private Non-Overlooked Gardens

IN SUMMARY

With over 1850 Sq. ft (stms) of accommodation situated in the HEART of BLOFIELD, this substantial DETACHED FAMILY HOME offers a MODERNISED KITCHEN/breakfast room with a solid wood breakfast bar, 22' SITTING ROOM with WOOD BURNER and SECLUDED GARDENS to rear - all whilst being next to the VILLAGE SHOP and a short walk to BLOFIELD PRIMARY SCHOOL. With REPLACEMENT uPVC double glazed WINDOWS and gas fired central heating within the property, this FLEXIBLE HOME offers the perfect blend of ENTERTAINING and LIVING SPACE, with FUNCTIONAL ROOMS such as the multi-purpose DINING ROOM/STUDY and CONSERVATORY. A useful cloakroom and UTILITY ROOM can also be found downstairs, with access to the integral GARAGE. Upstairs, FOUR SPACIOUS BEDROOMS lead off the landing, with a family bathroom and EN SUITE SHOWER ROOM. The PRIVATE NON-OVERLOOKED GARDENS offer extensive seating and planted areas, along with a central LAWN.

SETTING THE SCENE

Sitting in the heart of Blofield on The Street, the property sits next door to the village shop and other amenities, whilst being only a short walk to the Primary School. The soon to re-open Kings Head pub is also next door which sits prominently within the village. Due to the properties non-estate setting, the plot offers seclusion and privacy despite the convenience of being so central.

THE GRAND TOUR

Heading inside, a spacious hall entrance can be found with fitted carpet, and stairs rising to the first floor galleried landing. To the left a useful W.C can be found with tiled splash backs, along with the study/dining room which could also be a play room if required. The sitting room offers dual aspect views to front and rear, with a feature cast iron wood burner and fitted carpet running the length of the room. Sliding patio doors open to the conservatory, offering an extension to the living space, and an ideal dining space with wood effect flooring under foot and central heating. Doors from both the sitting room and entrance hall open to the open plan kitchen/breakfast room, a light and bright space with solid wood work surfaces, and extensive storage. The breakfast bar is a great addition, with space for an American style fridge/freezer, integrated gas hob and built-in electric double oven, and integrated dishwasher. The utility room is finished in a matching style, with further space for laundry appliances and a door to side. A useful integral door leads to the garage. Upstairs, the galleried landing starts with the



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family bathroom, finished with a three-piece suite, shower over the bath and tiled splash backs. Four bedrooms then lead off the landing, all big enough for a double bedroom, including the main bedroom which then leads to an en suite shower room.

THE GREAT OUTDOORS

The rear garden is a sizeable private space with patio and central lawn, fully enclosed with fencing and mature hedging. A wealth of planting can be found throughout the garden, with a range of raised beds for vegetables and further planting. A covered area leads from the conservatory, with low level picket fencing separating the patio, where there is a side access and water supply.

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.

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

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Floor 1



Ground Floor

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

3.89 m²
41.91 ft²

Reduced bedroom

172.27 m²
1854.29 ft²

Approximate total area⁽¹⁾

HYBRID ESTATE AGENTS

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