

# CHAMBERLIN COURT

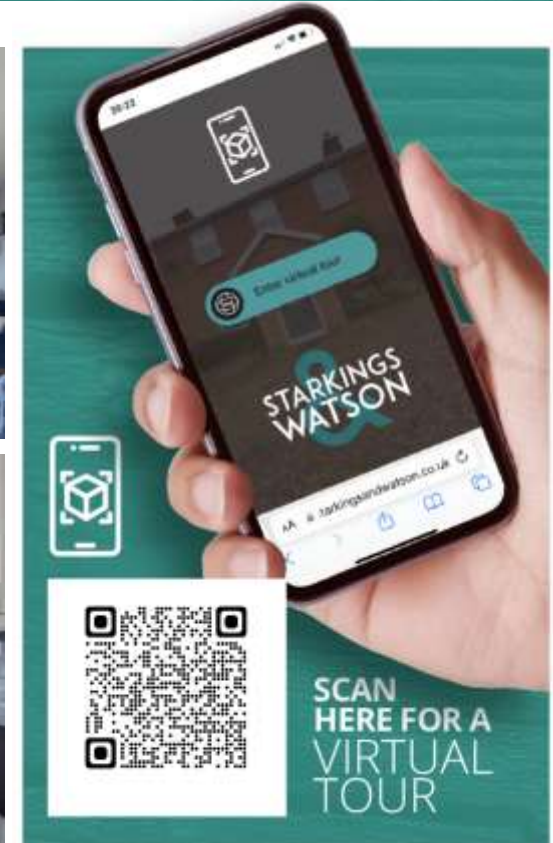
## Blofield, Norwich NR13 4JF

Freehold | Energy Efficiency Rating : D

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

# FOR SALE

# PROPERTY



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# STARKINGS & WATSON



- Semi-Detached Home & Garage
- Hall Entrance with Cloakroom
- Modern Re-fitted Kitchen
- Sitting/Dining Room with Conservatory
- Three Spacious Bedrooms
- Re-fitted Family Bathroom with Shower
- Private & Secluded Garden
- Double Driveway Parking to Front

#### IN SUMMARY

The WELL PRESENTED semi-detached home offers an INTEGRAL GARAGE, private and SECLUDED GARDENS, and a MODERNISED INTERIOR which includes SMOOTH PLASTERED CEILINGS, NEW KITCHEN and NEW BATHROOM in recent years. Finished with double glazing and gas fired CENTRAL HEATING, this EASY TO RUN home sits in the CENTRE of BLOFIELD, within WALKING DISTANCE to AMENITIES and SCHOOLING, whilst the A47 is only a short drive. With a traditional layout, the hall entrance leads to the cloakroom, 11' KITCHEN and 18' SITTING/DINING ROOM - with the conservatory beyond. THREE SPACIOUS BEDROOMS lead off the first floor landing, along with the family bathroom.

#### SETTING THE SCENE

A side by side double shingle driveway offers off road parking, with access to the integral garage, main front door and gated rear garden. With low maintenance in mind, parking is not a problem.

#### THE GRAND TOUR

Heading inside, a porch entrance offers a door to the main entrance hall. Stairs lead to the first floor, with doors heading to the main reception rooms. The kitchen is to the left, re-fitted with modern units to wall and floor, including an inset gas hob and electric oven, integrated dishwasher and space for further appliances. The cloakroom is opposite, with a white two-piece suite. The main sitting room is a great size, and offers space for soft furnishings and a dining table. Fitted carpet runs underfoot, with a window to rear and a feature fire place. A door heads into the conservatory which extends the living space. Upstairs, three bedrooms lead off the landing, two are great sized doubles, whilst the modern white re-fitted family bathroom offers a shower over the bath and contemporary tiled splash backs.

#### THE GREAT OUTDOORS

The rear garden is private and secluded, with a wealth of planting, central lawn, and two patio areas. There is ample space for outside entertaining and alfresco dining, with a side access gate. The integral garage offers an up and over door to front, power and lighting.

#### OUT & ABOUT

The Broadland Village of Blofield is situated East of the 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



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Brundall Office on **01603 336556**



school, local shops, garden centre, medical practice, chemist 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 4JF

What3Words : ///decrease.stilted.applies

#### VIRTUAL TOUR

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

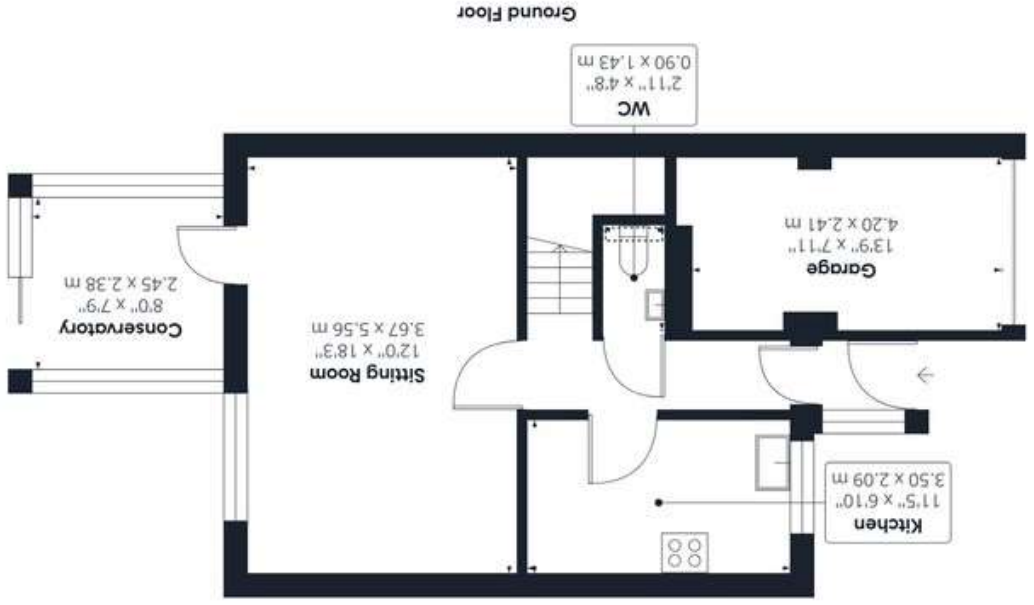
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential 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.

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m/4.92ft)

Approximate total area<sup>(1)</sup>

968.99 ft<sup>2</sup> / 90.02 m<sup>2</sup>

Reduced bedroom

1.94 ft<sup>2</sup> / 0.18 m<sup>2</sup>