

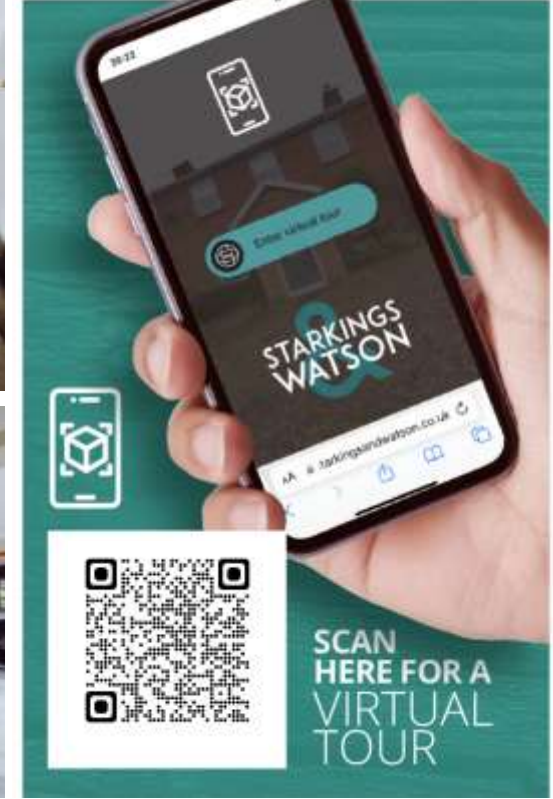
YARMOUTH ROAD

Blofield, Norwich NR13 4LG

Freehold | Energy Efficiency Rating : D

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STARKINGS WATSON

- Prominent Position in Centre of Blofield
- Detached Family Home with Flexible Layout
- Hall Entrance with Cloakroom
- Two Formal Reception Rooms
- Open Plan Kitchen/Dining Space with Utility Room
- Ground Floor Study
- Four Bedrooms, En Suite & Family Bathroom
- South Facing Gardens

IN SUMMARY

Occupying a PROMINENT POSITION and SOUTH FACING GARDENS within the centre of BLOFIELD, this detached family home offers THREE RECEPTION ROOMS, FOUR BEDROOMS and an UPGRADED INTERIOR. With over 1730 Sq. ft (stms) of accommodation, the property has been enhanced and adapted for MODERN LIVING, whilst external upgrades include new uPVC FACIAS and GUTTERING. The layout is ideal for those seeking a FAMILY FRIENDLY INTERIOR, for example the 20' SITTING ROOM is the perfect retreat, whilst double doors ensure an OPEN PLAN aspect to the PLAY/FAMILY ROOM. The hall entrance offers STORAGE and a CLOAKROOM, with the KITCHEN and DINING ROOM also OPEN PLAN, and a UTILITY ROOM including space for laundry appliances. A separate STUDY can be found to the far end which measures over 16'. Upstairs the FOUR BEDROOMS lead off the landing, whilst they are all good sizes, the main bedroom is a great space, including a MODERN EN SUITE SHOWER ROOM.

SETTING THE SCENE

Screened behind high level hedging a brick weave driveway offers parking for several vehicles, with an area of lawn behind the hedging which could be surfaced to create additional permanent parking, or perhaps even a garage extension (subject to planning) if required. The front garden offers various planting and a pathway to the front door.

THE GRAND TOUR

Heading inside, the hall entrance offers Karndean flooring for ease of maintenance, with stairs rising to the first floor and concealed storage below. A further cloaks cupboard can also be found. The main sitting room enjoys the south facing aspect, with an open working fire place, continued Karndean flooring and full height windows with French doors opening onto the raised patio. Double doors take you into the adjacent play/family room, again with hard wearing Karndean flooring, and French doors onto the rear. The cloakroom offers a modern white two-piece suite with storage under the sink. The kitchen has been updated and modernised to create a large open plan family space, where there is ample room for a large table and soft furnishings. The kitchen offers good storage, mainly to the base level, with a large area of work surface, space for white goods and a Range style cooker. The utility room offers a matching finish with space for white goods and a recessed sink unit. Tiled splash backs complete the look, whilst the gas fired central heating boiler is located to one corner. Lastly the study leads off, with ample space and a dual aspect. Upstairs, doors lead off, firstly to the family



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bathroom which cleverly includes a corner bath, a sink unit with storage and attractive tiled splash backs. Three of the four bedrooms are all carpeted and finished with uPVC double glazing, whilst the main bedroom offers wood flooring, and the en suite shower room - finished with striking tiling.

THE GREAT OUTDOORS

To the outside, the garden has been landscaped to maximise the space, with a large patio with side railings leading to central steps and a lawned garden. Enclosed with mature hedging, gated access leads to the side. The garden is totally private and enjoys a south facing aspect.

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 4LG

What3Words : ///bulldozer.climate.chuckle

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

Approximate total area⁽¹⁾

1738.09 ft²

161.47 m²



Floor 1



Ground Floor

