

ST. ANDREWS WAY

Blofield, Norwich NR13 4LA

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Vendors Found!
- Accommodation Over Three Floors
- Close to Amenities & Schooling
- Kitchen/Dining Room
- En Suite & Family Bathroom
- Four Double Bedrooms
- Off Road Parking
- Gardens, Outbuildings & Summer House

IN SUMMARY

VENDORS FOUND. This **THREE STOREY FAMILY HOME** has undergone a **LOFT CONVERSION** and now features **FOUR BEDROOMS** over **TWO FLOORS**. The accommodation in full features a **NEWLY INSTALLED KITCHEN** with a dining area, and the **SITTING ROOM** to the ground floor. Two **DOUBLE BEDROOMS** on the first floor of which one is **EN SUITE**, and there is a **FAMILY BATHROOM**. The top floor includes **TWO FURTHER DOUBLE BEDROOMS** which have a **GREAT VIEW** over the **GOLF CLUB**. To front, there is ample parking and in the gardens there is a **BRICK BUILT OUTBUILDING** which is being converted into a **HOME OFFICE/GROUND FLOOR BEDROOM**.

SETTING THE SCENE

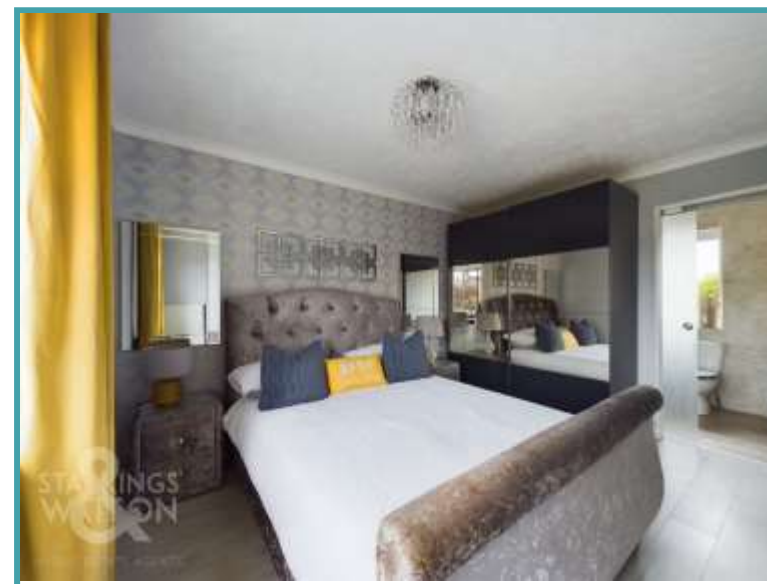
Approached via a shingle driveway providing off road parking for multiple vehicles and access to the main property, high level hedging can be found to the boundaries with raised beds. Access to the rear garden can be achieved through the shared passage adjacent to the parking.

THE GRAND TOUR

The hallway as you step inside leads to the sitting room and kitchen/dining room with stairs straight ahead. In the sitting room, wood effect flooring can be found underfoot with windows to front and rear, with space for soft furnishings. The kitchen has a sleek design with handle-less cabinets and square edge work surfaces. There is a built-in electric eye level double oven, gas hob with extractor fan above, built-in dishwasher, fridge, freezer and washing machine, all with plenty of cabinet space. The well planned loft conversion has not taken too much of the original accommodation from the middle floor which has two double bedrooms of which the main bedroom is en suite - with a double shower cubicle, tiled walls and storage under the sink. There is a family bathroom which offers tiled splash backs, shower over the bath and a heated towel rail, with stairs to the top floor where you find an additional two double bedrooms with great views.

THE GREAT OUTDOORS

Leaving the property via the uPVC obscure double glazed kitchen door, the garden runs for approximately 100ft (stms) and is laid to lawn. There are various brick-built outbuildings and a timber-built summer house, along with high level hedging to the boundaries.



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OUT & ABOUT

Blofield is situated East of Norwich, with the village providing good transport links via both the Brundall and Lingwood railway stations along with regular bus routes to Norwich and Great Yarmouth. A wide range of amenities include a village school with a Good Ofsted rating, local shops, garden centre and a public house. Conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

FIND US

Postcode : NR13 4LA

What3Words : ///clasps.variously.minivans

VIRTUAL TOUR

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

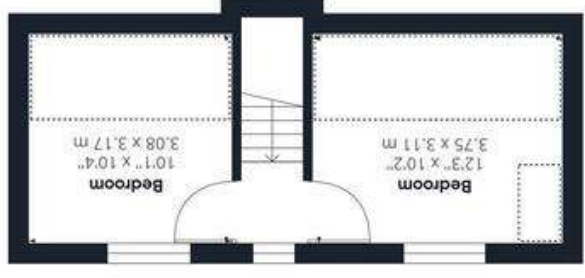
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:

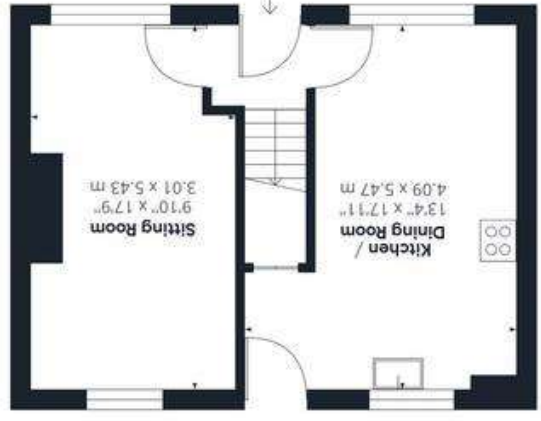


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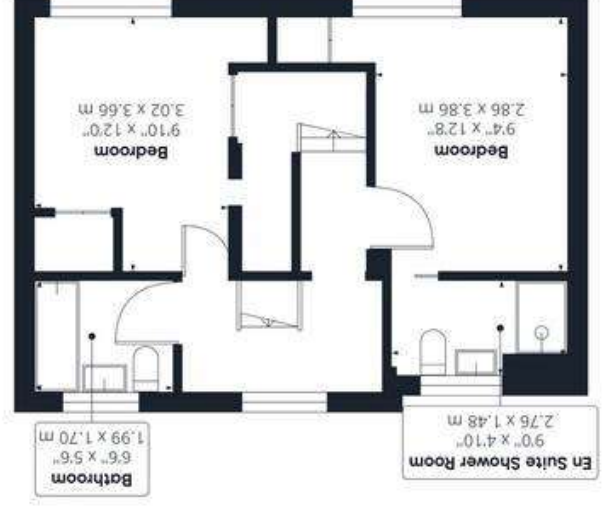
Floor 2 Building 1



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

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

Reduced bedroom
 99.76 ft²
 9.27 m²

Approximate total area⁽¹⁾
 1248.43 ft²
 115.98 m²