

# WILLIAM GREEN WAY

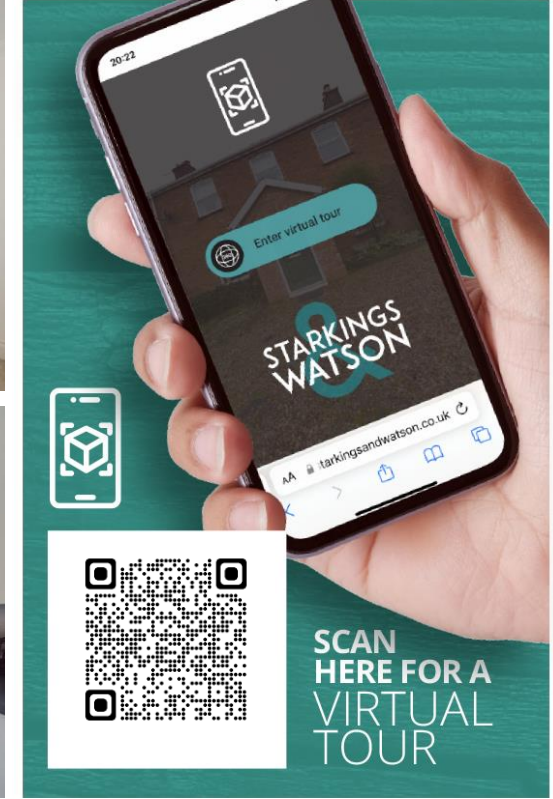
## Blofield, Norwich NR13 4TZ

Freehold | Energy Efficiency Rating : B

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

# FOR SALE

# PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- No Chain!
- Modern Link-Detached Family Home
- Hall Entrance with Cloakroom
- Open Plan Living
- Kitchen/Dining Room with French Doors
- Three Double Bedrooms
- Good Sized Rear Garden
- Off Road Parking with Garage

### IN SUMMARY

NO CHAIN. This 2021 built HOPKINS HOME sits on the edge of BLOFIELD close to the A47. With a SPACIOUS and MINIMALIST INTERIOR, the property was upgraded with TILED FLOORING to the entrance hall, along with INTEGRATED kitchen APPLIANCES and a RAINFALL SHOWER. The accommodation comprises a HALL ENTRANCE, cloakroom, 15' SITTING ROOM and 17' KITCHEN/DINING ROOM with FRENCH DOORS to the GARDEN. Upstairs, THREE LARGE DOUBLE BEDROOMS lead off the landing, including the MAIN BEDROOM with a CONTEMPORARY EN SUITE and RAINFALL SHOWER. The family bathroom also includes a SHOWER. The REAR GARDENS have been landscaped and now require the next owner to complete the look. With a LAWN and RAISED BEDS in situ, a new owner can plant to their specification. To the front, a CAR PORT offers parking, with a GARAGE beyond.

### SETTING THE SCENE

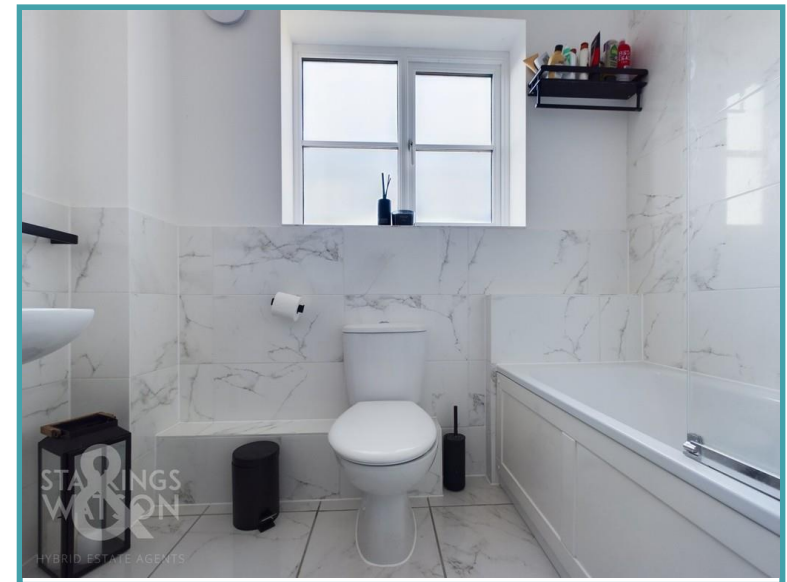
The property is situated on a modern development with a low maintenance frontage and adjacent car port parking providing tandem parking, which in turn leads to the single garage. The front garden offers an area of lawn and various shrubbery.

### THE GRAND TOUR

The tiled entrance hall offers a versatile meet and greet space, with the stairs rising to the first floor and a useful built-in storage cupboard below. A useful downstairs cloakroom can be found to the front corner, with a modern white two-piece suite, and a contemporary splash back. The sitting room is a good size, with a window to front and fitted carpet. Double doors open to the kitchen/dining room, with a door also leading from the hall entrance. A range of gloss fronted wall and base level units can be found, with integrated cooking appliances, washing machine and dishwasher. French doors lead to the rear garden, whilst tiled flooring runs through the room. Upstairs, the three double bedrooms lead off the landing. One of the bedrooms offers a dual aspect, whilst the other two include built-in wardrobes. The en suite and family bathroom are finished in the same style, with contemporary tiling, whilst the en suite includes a rainfall shower in the shower cubicle.

### THE GREAT OUTDOORS

Landscaping has commenced in the garden, with a patio area, lawn, and steps to a further lawn - enclosed with raised timber sleepers which create raised beds. Ready for a new buyers choice of



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



planting, the garden is now turn key, whilst being enclosed with timber panelled fencing, and with a useful door to the adjacent garage. The garage offers an up and over door, 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 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 4TZ

What3Words : ///committed.buzzards.pulps

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual service charge is applicable for the maintenance of the communal green spaces.

**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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>⏏ Reduced bedroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p><b>Approximate total area<sup>(1)</sup></b>  1015.33 ft<sup>2</sup>  94.33 m<sup>2</sup></p> <p><b>Reduced bedroom</b>  43.06 ft<sup>2</sup>  4.00 m<sup>2</sup></p>	<p><b>STARKINGS WATSON</b>  HYBRID ESTATE AGENTS</p>
---	--	---	---	--

