

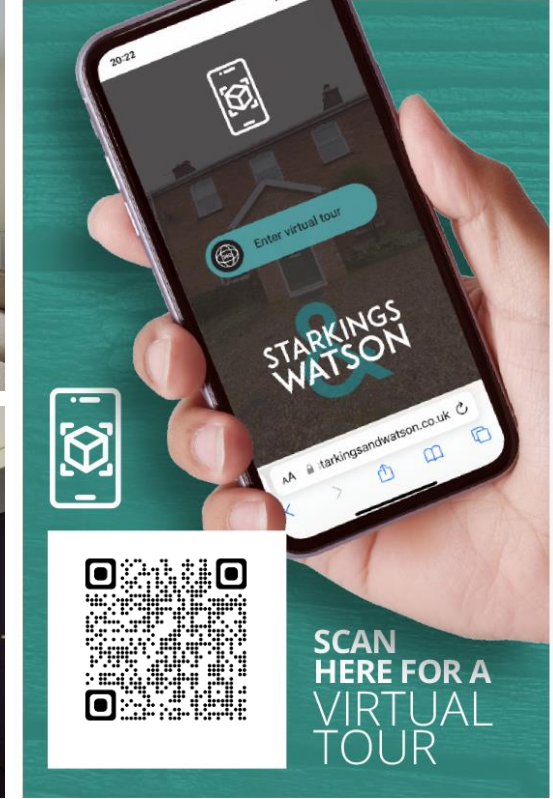
SHREEVE ROAD

# Blofield, Norwich NR13 4JP

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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- Prominent Position Overlooking Green Space
- Semi-Detached Townhouse
- Tandem Driveway & Cart Lodge Parking
- Hall Entrance with Cloakroom
- Modern Kitchen/Dining Room
- Three Bedrooms
- Study/Landing Space
- Landscaped Gardens with Patio

### IN SUMMARY

This IMMACULATE SOUTH FACING MODERN THREE bedroom SEMI-DETACHED TOWNHOUSE was BUILT IN 2017 and overlooks GREEN SPACE, whilst boasting LAWNED GARDENS, TANDEM DRIVEWAY PARKING and a CAR PORT for storage. The current owners have dressed the property to include an ATTRACTIVE DECOR. The accommodation comprises a HALL ENTRANCE, fully FITTED KITCHEN/DINING ROOM with INTEGRATED APPLIANCES, 15' sitting room with FRENCH DOORS opening onto the rear garden, and the cloakroom to the ground floor. Heading upstairs, TWO DOUBLE BEDROOMS lead off the landing, with STORAGE CUPBOARDS adjacent, and the MODERN FAMILY BATHROOM. A useful study/lobby offers the stairs which lead to the top floor MAIN BEDROOM. The 22' principal bedroom is flooded with NATURAL LIGHT, and offers a dressing area, built-in storage and an EN-SUITE. Outside, the landscaped rear garden is level, and includes an EXTENDED PATIO, decked seating area, and tucked away storage.

### SETTING THE SCENE

The property is approached via a hard-standing pathway with a low maintenance front garden including a patch of lawn and planted beds. The driveway can be found adjacent, offering tandem parking for several vehicles and access to the car port.

### THE GRAND TOUR

With tiled effect flooring in the entrance hall, this versatile meet and greet space offers stairs to the first floor landing, and a storage cupboard under. The cloakroom is to your right, with matching flooring under foot and tiled splash backs. The kitchen faces to front overlooking green space with an inset gas hob with extractor fan over, built-in eye level electric double oven, dishwasher, washing machine and fridge freezer. The central heating boiler is tucked inside a cupboard, whilst there is room for a table at the opposite end. The sitting room is carpeted and features full height windows and French doors onto the rear garden - creating a seamless entertaining space. Heading upstairs, built-in double storage can be found, with doors to two bedrooms - one of which is currently used as a dressing room. The family bathroom sits in the middle, with a window to side, and mixer shower tap with tiled splash backs. A study area is also front facing, with stairs to the top floor which is dedicated to being the main double bedroom. With open views to front, the main bedroom offers ample space for bedroom furniture, with built-in storage and a door to the en suite shower room with tiled splash backs.



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### THE GREAT OUTDOORS

The rear garden is laid to lawn with a re-laid patio offering a great south facing seating and entertaining space. With enclosed timber fenced boundaries, a raised timber decked seating area can be found to one corner, with raised beds to one side, and tucked away storage space. Tandem parking can be found next door, with a gated side access and car port parking.

### 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 4JP

What3Words : ///layover.smelter.searcher

### 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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area (1)  
 1063.41 ft<sup>2</sup>  
 98.79 m<sup>2</sup>  
 Reduced headroom  
 13.38 ft<sup>2</sup>  
 1.24 m<sup>2</sup>

