

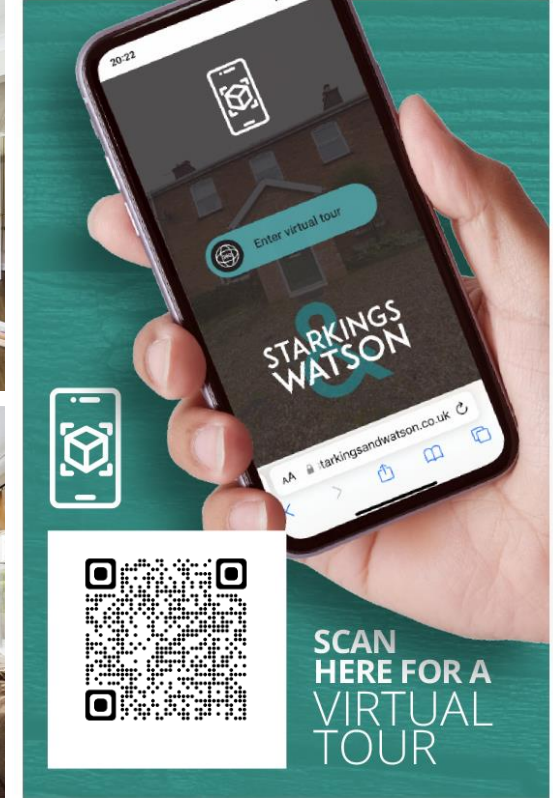
ORCHARD CLOSE

Blofield Heath, Norwich NR13 4SE

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



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

starkingsandwatson.co.uk



STARKINGS & WATSON

- Substantial Detached Family Home
- Overlooking Open Fields on Private Road
- Flexible & Versatile Layout
- Large Driveway with Tandem Garage
- Non-Overlooked Rear Gardens
- Two/Three Reception Rooms
- Four/Five Bedrooms
- Family Bathroom & Shower Room

IN SUMMARY

Occupying a 0.28 ACRE PLOT (stms) overlooking OPEN FIELDS, this substantial and UNASSUMING 2756 Sq. ft (stms) detached CHALET STYLE HOME and TANDEM GARAGE offers HUGE ACCOMMODATION with COMPLETE FLEXIBILITY - all ready for some MINOR UPDATING. Whether you need FOUR or FIVE BEDROOMS, ANNEXE POTENTIAL or rooms for HOBBIES and HOME OFFICES, this property will allow you to utilise the rooms to your own demands and needs. Sitting back from the PRIVATE ROAD, gated access leads to a large frontage - a PERFECTLY USABLE SPACE to enjoy the view and wildlife pond. PRIVATE REAR GARDENS can also be found, including a DECKED SEATING AREA which flows from the KITCHEN and DINING ROOM allowing for a FANTASTIC ENTERTAINING SPACE. The accommodation is centred around an L-SHAPED HALL, and comprise a sitting room, STUDY/SNUG, dining room, OPEN PLAN KITCHEN/BREAKFAST ROOM, cloakroom, bedroom and BATHROOM. Upstairs, THREE BEDROOMS and a SHOWER ROOM lead of the landing with STORAGE.

SETTING THE SCENE

Orchard Close is a private un-made road which can be found in the centre of Blofield Heath. With field views to one side, a timber five bar gate with low level picket fencing opens up to a large lawned and shingled frontage. A feature wildlife pond offers the perfect place to sit and take in the view. Access leads to the main property, integral garage and opening to the raised decking at the rear.

THE GRAND TOUR

Once inside, the size of the hall can be appreciated - a space which runs in an L-shape around most of the ground floor, with various built-in storage and stairs to the first floor. The first door on your right is the W.C - perfect for guests. The adjacent study/snug is a room of two halves, with a window to front and roof light above, this carpeted space is the ideal get away from family life if a quiet space is needed. The sitting room is traditional of the original bungalow, in an L-shape style with large picture windows to front and side, along with an angled feature open fire place. Double doors open to the dining room, with panoramic views across the garden through twin sets of sliding patio doors. The next door kitchen offers a door from the hall and dining room, with ample space for a breakfast table, and a range of built-in wall and base level storage. A breakfast bar offers a sociable eating space, whilst there is room for a Range style cooker and all white goods. A double bedroom and bathroom also lead off the hall, creating annexe living options. The bathroom has been finished with a feature rolled top bath and traditional wood



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



panelling. Heading upstairs, eaves storage can be found, with further development potential. Three bedrooms lead off, all facing to rear, along with a shower room with Aqua board splash backs.

THE GREAT OUTDOORS

The rear garden has been beautifully landscaped to incorporate the ideal space for outside dining and entertaining, along with lawned gardens and a working space for a green house and growing vegetables. The timber decking area flows seamlessly from the dining room and kitchen, with the overall garden enclosed with hedging and timber panelled fencing. Various outbuildings can be found, along with garage access. The garage offers an electric up and over door to front, power and lighting.

OUT AND 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.

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

FIND US

Postcode : NR13 4SE

What3Words : ///roadshow.attitudes.removable

VIRTUAL TOUR

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

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⁾
 2756.71 ft²
 256.1 m²

Reduced headroom
 240.46 ft²
 22.34 m²

Reduced headroom
 240.46 ft²
 22.34 m²

