

# CHARLES MARLER WAY

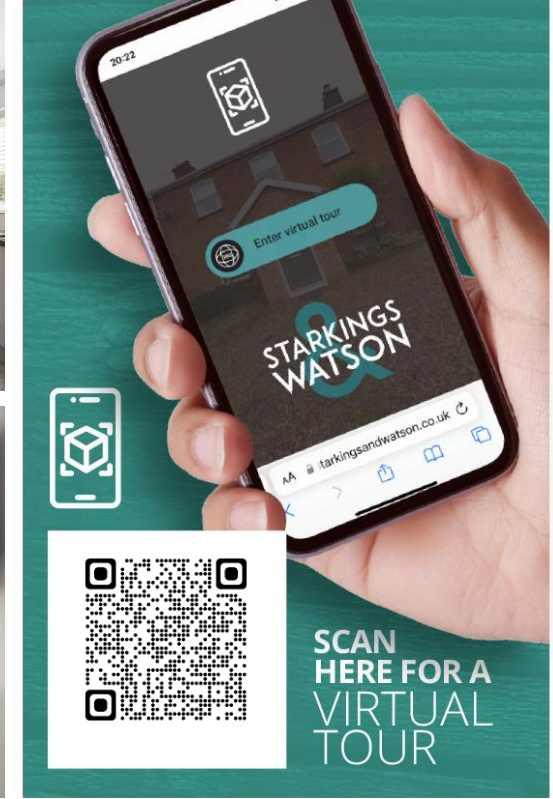
## Blofield, Norwich NR13 4TX

Freehold | Energy Efficiency Rating : B

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

# FOR SALE

# PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property Ombudsman

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

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



# STARKINGS WATSON

- Large Detached Family Home
- Substantial Gardens to Rear with Potential
- Dual Aspect Sitting Room
- Kitchen/Dining Room with Island
- Five Bedrooms over Two Floors
- En Suite & Two Family Bathrooms
- Cloakroom & Utility Room
- Double Driveway & Double Garage

### IN SUMMARY

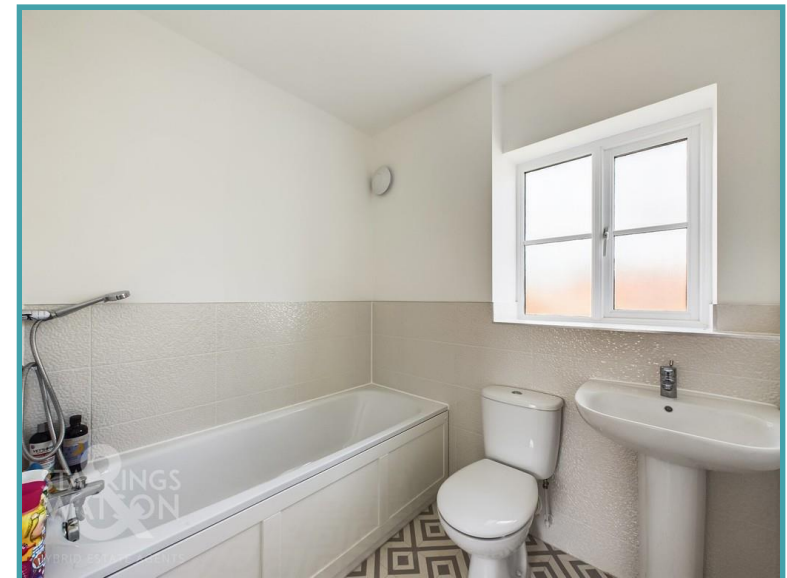
With approximately 1900 Sq. ft (stms) of accommodation arranged over THREE FLOORS, and one of the LARGEST GARDENS on the development, this IMMACULATE and SIZEABLE DETACHED HOME is ideal for a growing or blended family. The INSIDE is TURN KEY with a CONTEMPORARY DECOR and UPGRADED FLOORING, whilst the rear garden is LAWNED and ready for the next buyers IMAGINATION. The internal accommodation leads of a WELCOMING ENTRANCE HALL with tiled flooring, leading to the cloakroom, DUAL ASPECT SITTING ROOM and the KITCHEN/DINING ROOM -finished with a CENTRAL ISLAND and RANGE STYLE COOKER. The useful UTILITY ROOM completes the ground floor. The first floor offers THREE DOUBLE BEDROOMS including one with an EN SUITE and dressing room, along with a FAMILY BATHROOM. The TOP FLOOR offers TWO DOUBLE BEDROOMS and LARGE BATHROOM which includes a SHOWER. Ample PARKING can be found to the side, with an OVERSIZED DOUBLE GARAGE providing PARKING and STORAGE.

### SETTING THE SCENE

From the road, a lawned frontage can be found, with various planting, front pathway and access gate to the garden. Off road parking is provided to the side, whilst access leads to the double garage.

### THE GRAND TOUR

The composite front door takes you straight into the hall entrance, finished with tiled flooring and a useful storage cupboard under the stairs. High ceilings and a clean and fresh white paint job ensures a bright and welcoming space. Doors lead off, starting with the cloakroom, finished with a two piece suite, tiled floor and a double glazed sash window to front. The sitting room is opposite, running the full length of the house with a sash window to front, French doors open onto the garden. Finished with a feature fire place, fitted carpet runs under foot. The kitchen is the hub of the home, situated to the rear, and offering ample space for cooking and dining. The kitchen is set on tiled flooring, with a range of wall and base level units, central island with breakfast bar, and space for a Range style cooker. The fridge freezer and dishwasher are built-in and integrated. There is ample space for a table, whilst double glazed windows face to side and rear. The utility room flows off to the right, with further storage, the wall mounted gas fired central heating boiler, and space for laundry appliances. Heading up to the first floor, a built-in airing cupboard can be found, and a sash window facing to front. Doors lead off, starting with the family bathroom, a bright white suite with



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



contrasting flooring and a mixer shower tap. The double bedroom next door faces to rear and includes a built-in double wardrobe. A matching double bedroom with wardrobe faces to front. The main bedroom also faces to front, and includes a walk-in wardrobe, and a modern white three piece en suite, with a shower cubicle. The top floor offers a spacious landing which could be a study or dressing table space, including built-in storage, with two double bedrooms leading off, of which one is dual aspect. The second family bathroom is a great size, including a separate shower and bath.

### THE GREAT OUTDOORS

The rear garden is a remarkable size, stretching far to the left and the right, but also backwards. Enclosed with timber panelled fencing, the garden is a blank canvas, offering a large grass area, and rear corner which could be decking or patio space. A patio leads from the sitting room, with a storage area to one side, and gate access leading to the drive on the other. The double garage is accessed via a side door, with twin up and over doors to front, storage above, 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 4TX

What3Words : ///numeral.betraying.tissue

**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)



GIRAFFE360

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/4.92ft)

(1) Excluding balconies and terraces

Reduced headroom  
67.28 ft<sup>2</sup>  
6.25 m<sup>2</sup>

Approximate total area (1)  
2394.38 ft<sup>2</sup>  
222.45 m<sup>2</sup>