

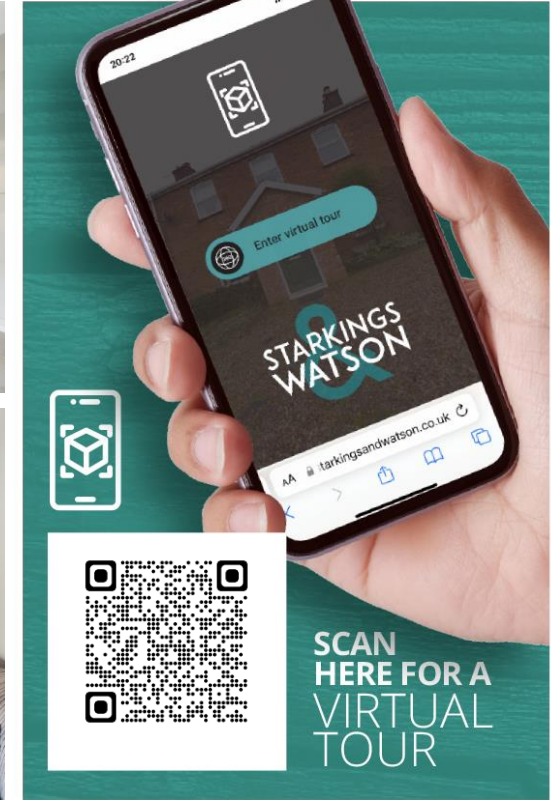
THE STREET

Blofield, Norwich NR13 4AA

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Modernised Semi-Detached Home
- Nestled in the Heart of Blofield
- Ample Off Road Parking
- Storage Garage
- 21' Sitting Room
- Open Plan Dining Room & Kitchen
- Three Upstairs Bedrooms
- Ground Floor Bedroom/Study

IN SUMMARY

This charming semi-detached family home is NESTLED in the heart of BLOFIELD and offers 3/4 BEDROOMS, generous OFF-ROAD PARKING, and a convenient STORAGE GARAGE. Recent updates include the installation of a NEW CENTRAL HEATING SYSTEM and boiler, complementing the existing uPVC double glazing. The property boasts a modern, STYLISH DECOR and an open-plan layout that provides versatile living spaces, with FURTHER EXTENSION POTENTIAL. Upon entering through the porch at the front, you will discover a SPACIOUS 21' SITTING ROOM, an open-plan dining room with French doors leading to the garden, and a 15' kitchen/breakfast room. An inner hall separates the living area from the bedroom space, which includes a GROUND FLOOR BEDROOM or STUDY. A staircase leads to the THREE UPSTAIRS BEDROOMS and the newly replaced FAMILY BATHROOM, featuring STRIKING feature TILING and a separate DOUBLE SHOWER cubicle. Outside, a substantial lawned garden and patio area awaits, with convenient access to the STORAGE GARAGE and gated entry to the off-road parking area.

SETTING THE SCENE

This residence enjoys an expansive corner plot, with convenient side-by-side double parking spaces situated adjacent to the house, offering easy access to the storage garage and the secure, gated gardens. A gentle, low-level brick wall encompasses the garden area whilst well-maintained lawns and carefully selected plantings gracefully curve around both the front and side portions of the property, leading to a pedestrian gate and footpath that guides you to the inviting front porch.

THE GRAND TOUR

Upon entering, the front porch serves as a functional storage area and seamlessly connects to the open-plan sitting room and dining area beyond. Bathed in natural light from a uPVC double-glazed windows to the both the front and rear, and uPVC French doors leading to the rear garden, this area exudes a welcoming and spacious ambiance. The focal point is a feature gas fireplace, contributing to a warm and family-friendly atmosphere. All of the ground floor area boasts brand new flooring. The kitchen/breakfast room offers an alternate dining space, equipped with an array of wall and base level units, ample work surface space, an inset gas hob, and an eye-level electric double oven. Moving through the inner hall, you will find the staircase leading to the first floor, with concealed storage underneath, as well as access to a versatile and practical fourth bedroom/study, which the current homeowners have transformed into a playroom. Climbing the stairs, the recently laid carpet guides you to the three bedrooms, two of which are generously sized doubles, and one single bedroom, again all fitted with newly laid carpets. The family bathroom has undergone a recent update, boasting a four-piece suite, including a double shower cubicle and



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an array of built-in storage. The eye-catching tiling serves as a distinctive and attractive feature in the room.

THE GREAT OUTDOORS

The rear garden is generously spacious, bordered by timber fences and featuring a central lawn with a patio area that extends from the rear of the house. It is a vibrant and sunlit retreat, offering both privacy and lush greenery, making it perfect for a growing family. The storage garage is conveniently accessible through a doorway, equipped with power and lighting for added functionality.

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 4AA

What3Words : ///unrated.surprise.tourist

VIRTUAL TOUR

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

AGENTS NOTE

Possible potential exists to extend to the side of the property (subject to the relevant planning approval), it is understood that previous planning permission was granted however this has now lapsed.

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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<p>GIRAFFE 360</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>(1) Reduced headroom (below 1.5m/4.9ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area⁽¹⁾</p> <p>966.30 ft² 89.77 m²</p> <p>Reduced headroom</p> <p>25.29 ft² 2.35 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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