

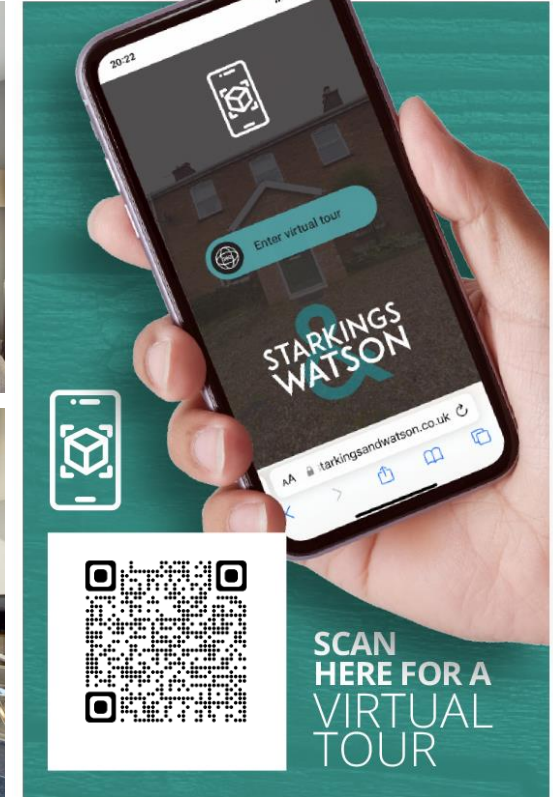
NORTH STREET

Blofield, Norwich NR13 4RQ

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- Central Village Location
- End-Terrace Cottage
- Long Bisected Garden with Grass & Paving
- Sitting Room with Feature Fire Place
- Open Plan Kitchen/Dining Room
- Ground Floor Bathroom
- Two Double Bedrooms
- Central Heating & Double Glazing

IN SUMMARY

This STRIKING and PROMINENT character COTTAGE sits in the heart of BLOFIELD, with a substantial 85ft (stms) REAR GARDEN. The INTERIOR is LIGHT and BRIGHT, with an OPEN PLAN FEEL, whilst being easy to maintain. Located close to LOCAL AMENITIES and with on road PARKING, the property includes a 12' SITTING ROOM, open plan 12' KITCHEN/DINING ROOM, utility space and MODERNISED FAMILY BATHROOM with CONTEMPORARY and CONTRASTING TILING. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with BUILT-IN WARDROBES to both rooms. Heading outside, the bisected REAR GARDEN is a real feature, having been landscaped into various sections, including a TOP RAISED PATIO with SUMMER HOUSE.

SETTING THE SCENE

Fronting North Street, a low maintenance plum slate front garden is enclosed with a low level brick wall. A hard standing footpath takes you to the front door, with a shared access gate to the side. With an open front aspect, a light and bright interior can be

enjoyed.

THE GRAND TOUR

With a uPVC double glazed entrance door to front, you head straight into the sitting room. The side gate offers an alternative access with an entrance via the rear lobby. The sitting room offers a contemporary feel with a feature painted fire place and built-in storage. A uPVC double glazed window can be found to front with fitted carpet under foot. Heading into the kitchen, tiled flooring runs under foot, with a range of built-in cupboards, and ample space for a dining table. With a white painted décor, the kitchen offers space for white goods, and an inset electric ceramic hob and built-in electric oven. Stairs lead up to the first floor, with an access to the rear lobby which offers utility space and a door to side. Double doors open to the ground floor bathroom, finished with a modern white three piece suite, storage under the sink, shower over the bath and contrasting tiled splash backs. Upstairs, the two double bedrooms offer attractive views and are also finished with gas fired central heating like the rest of the house. Both bedrooms offer built-in wardrobes, with the front room being carpeted, and the rear offering painted wood flooring.

THE GREAT OUTDOORS

The bisected rear garden offers a fantastic space, including landscaped lawned and planted borders. Enclosed to three sides, timber panelled fencing offers privacy, with a lawned area and steps leading up to a second lawned area. A timber shed offers



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storage, with plum slate beds, and a raised rear patio with a timber built summer house. The top gated is a fantastic secluded retreat!

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 4RQ

What3Words : ///seagulls.dividers.removed

VIRTUAL TOUR

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

AGENTS NOTES

The rear garden is bisected with neighbouring properties having right of access across the side and rear 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/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 526.53 ft²
 48.92 m²

Reduced headroom
 2.14 ft²
 0.20 m²

Approximate total area⁽¹⁾
 526.53 ft²
 48.92 m²

