

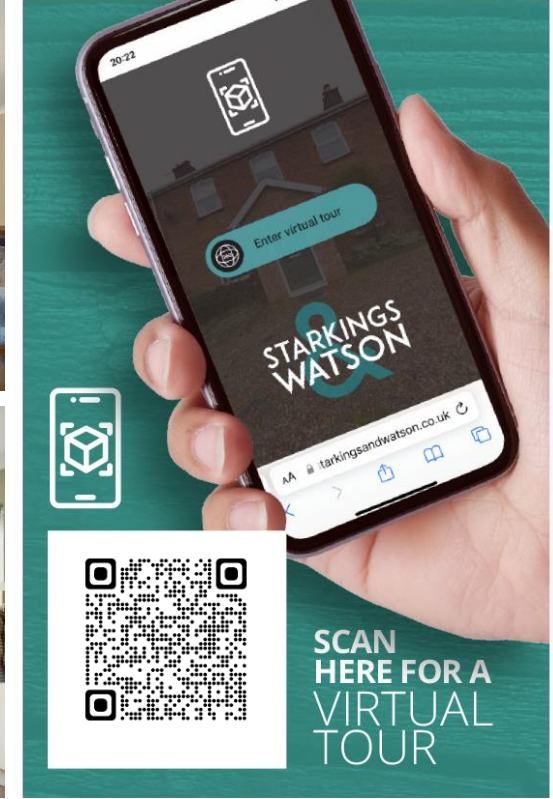
ROPES WALK

Blofield, Norwich NR13 4JB

Freehold | Energy Efficiency Rating : TBC

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- Tucked Away Cul-De-Sac Setting
- Detached Extended Bungalow
- Private Non-Overlooked Setting
- Wrap Around Gardens
- Ample Parking & Storage Garage/Workshop
- Upgraded & Modernised Interior
- Sitting Room with Separate Garden Room
- Three Bedrooms

#### IN SUMMARY

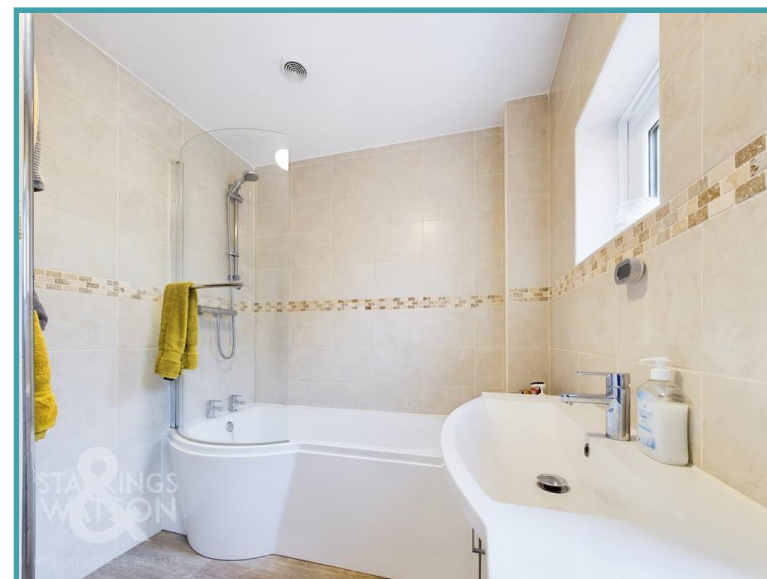
Dressed to impress, UPDATED, MODERNISED and EXTENDED, this unassuming detached bungalow is tucked in the corner of a QUIET CUL-DE-SAC, with an immaculate interior. With an easy to maintain 960 Sq. ft (stms) interior, a full program of UPDATES include plastering, decorating, flooring, NEW INTERNAL DOORS, upgrades to all major services and REPLACEMENT uPVC DOUBLE GLAZING. With easy to maintain LUXURY VINYL FLOORING running through the house, the decorating is NEUTRAL and WARMING, whilst being ready for a new owner. The accommodation comprises a hall entrance, SITTING/DINING ROOM, stunning GARDEN ROOM in an ORANGERY STYLE with HIGH SPECIFICATION DOUBLE GLAZING and RECESSED BLINDS, re-fitted kitchen, THREE BEDROOMS and family bathroom. WRAP AROUND LAWNED GARDENS are both substantial and BOAST a SOUTH EAST FACING aspect for the afternoon sun. The GARAGE has been partially converted for a WORKSHOP and storage garage.

#### SETTING THE SCENE

Tucked in the corner of a cul-de-sac, a shingle driveway provided ample off road parking, with the storage garage located to one side. Unassuming from the front, the immaculate exterior hides a beautifully well-kept interior, and sizeable gardens which wrap around the property.

#### THE GRAND TOUR

Once inside, the luxury vinyl wood effect flooring runs under foot, with stylish white painted internal doors, making for a minimalist and contemporary feel. A useful built-in cupboard can be found to your right, with the loft access hatch above. The bedroom accommodation is located closest to the front door, along with the family bathroom. The three bedrooms are finished with the same wood effect flooring, radiators and uPVC double glazing, with the principal bedroom located to the rear, enjoying views over the pretty well cared for gardens. The family bathroom has been replaced with a white three piece bathroom suite which is presented in as-new condition. The shower bath includes a glazed screen and thermostatically controlled shower, along with storage under the sink and fully tiled walls. The kitchen/breakfast room has also been replaced, and includes a good amount of storage units, with contrasting work surfaces, and space for a washing machine. The electric hob, eye level electric oven and fridge freezer are built-in. With a dual aspect view, the room is light and bright, complimented with the wood effect flooring. The well-proportioned sitting room is centred around a feature fire place, with



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ample room for soft furnishings and a desk, whilst a window and door take you into the garden room. With matching wood effect flooring, a glazed roof lantern floods the room with natural light, whilst tall low level windows to three sides ensure the view can be enjoyed. Integrated window blinds allow for a sleek easy to maintain finish, with uPVC double glazed French doors to side.

#### THE GREAT OUTDOORS

A tranquil and private idyll can be enjoyed, with wrap around lawned garden, and a brick-weave patio area which is ideal for alfresco dining. Enclosed with hedging and timber panelled fencing, the borders are well stocked, with twin access gates to front and a useful storage shed. The garage has been partially converted, offering a storage garage with an up and over door to front, whilst a workshop/home office area has been created to the rear.

#### 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 4JB

What3Words : ///craftsman.graced.disputes

#### VIRTUAL TOUR

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

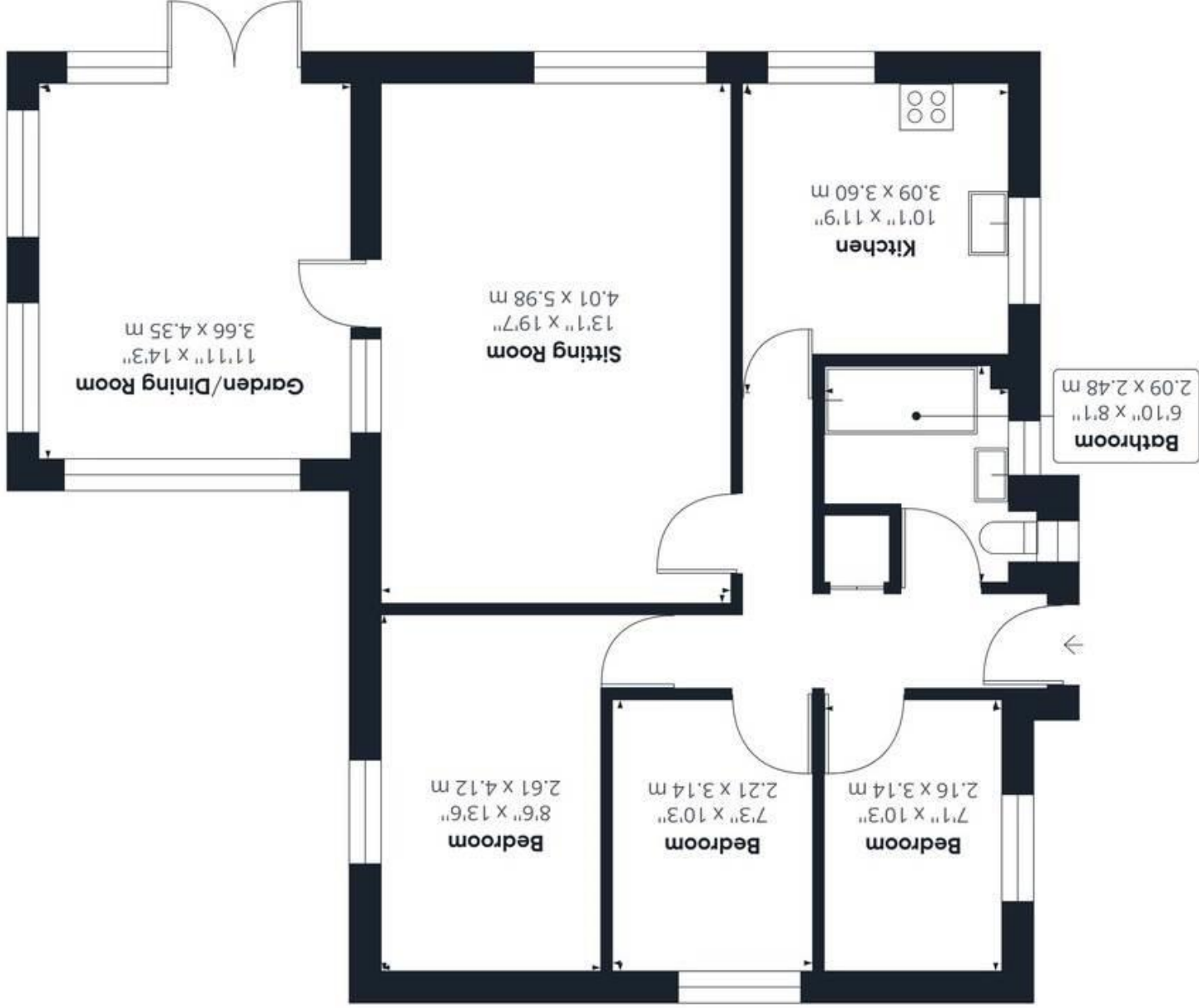
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Price:



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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.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 963.13 ft<sup>2</sup>  
 89.48 m<sup>2</sup>