

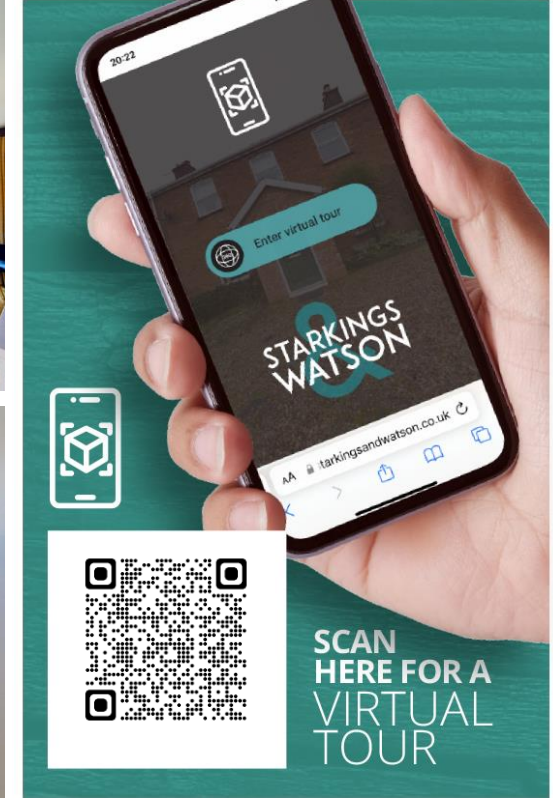
ROPES WALK

Blofield, Norwich NR13 4JB

Freehold | Energy Efficiency Rating : C

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

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- Detached Family Home
- Four Bedrooms
- Sitting Room with Wood Burner
- Family Bathroom
- Kitchen/Breakfast Room
- Fantastic Decorative Order
- Private Rear Garden
- Driveway & Garage

IN SUMMARY

Set within this quiet CUL-DE-SAC setting and walking distance from the village PRIMARY SCHOOL and surrounding LOCAL AMENITIES. This DETACHED family home has been rejuvenated and excellently maintained by the current owners offering a RESIN DRIVEWAY and GARAGE to the front, with an immaculately maintained PRIVATE REAR GARDEN. Inside comprises a downstairs CLOAKROOM, dual-aspect SITTING ROOM with uPVC double glazed sliding patio doors leading to the garden and a WOOD BURNER, open plan fully fitted KITCHEN and DINING room. To the first floor the central landing serves FOUR BEDROOMS, and the three piece FAMILY BATHROOM with a bath and wall mounter shower.

SETTING THE SCENE

The front of the property is set back from the road with a laid to lawn garden to the front left hand side of the home, with a tall hedge border and access into the in and out shed storage allowing access to the rear garden. To the right of the property there is a resin driveway for multiple vehicles, with a single

brick garage and timber gated access also leading to the rear garden.

THE GRAND TOUR

As you enter the front door you will find yourself on the wood flooring with access into the sitting room, cloakroom, kitchen and dining room plus stairs to the first floor. Heading left into the fantastically lit, dual-aspect sitting room you will notice the stylish wood burner and sliding uPVC doors leading to the rear garden with a storage cupboard tucked away. Across the hall from this is the entrance to the cloakroom with vinyl flooring, tiled surround, low-level wash basin with vanity storage, toilet, radiator and window to the front of the property. Towards the rear of the property next to the carpeted stairway you walk into the open plan kitchen and dining room. The kitchen space has a multitude of wall and base mounted storage, integrated induction hob with extraction above, integrated microwave, sink with mixer tap, downward spot lights and breakfast bar with seating in the dining room space which itself offers ample seating space with ample storage under the stairs and uPVC French Doors leading to the rear garden. To the first floor and off the central landing you will have access to all four of the bedrooms and the main family bathroom. All bedrooms have carpeted flooring with two overlooking the rear garden and the further two overlooking the front with gas fired radiators. The family bathroom is set within sleek tiled surrounds and tiled flooring comprising a three piece suite, bath with wall mounter shower overhead and heated towel rail.



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THE GREAT OUTDOORS

The front of the property is served by a resin driveway, brick single garage with up and over door to the front and electric inside. To the left of the garage and before the external wall of the property is a gated access leading down a passage to the rear garden. The left of the property has a small lawn garden space, timber shed access which also leads through to the rear garden making the perfect storage space for outdoor goods. Exiting the property immediately at the rear of the property is a raised wood decking area, raised planted borders, outside shower, artificial garden space plus raised lawn garden with timber fence borders and quiet reflection garden space tucked into the corner making for the perfect quiet location to sit and reflect on the day.

OUT & 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:



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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.

Excluding balconies and terraces

Approximate total area^m
 897.47 ft²
 83.38 m²

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