

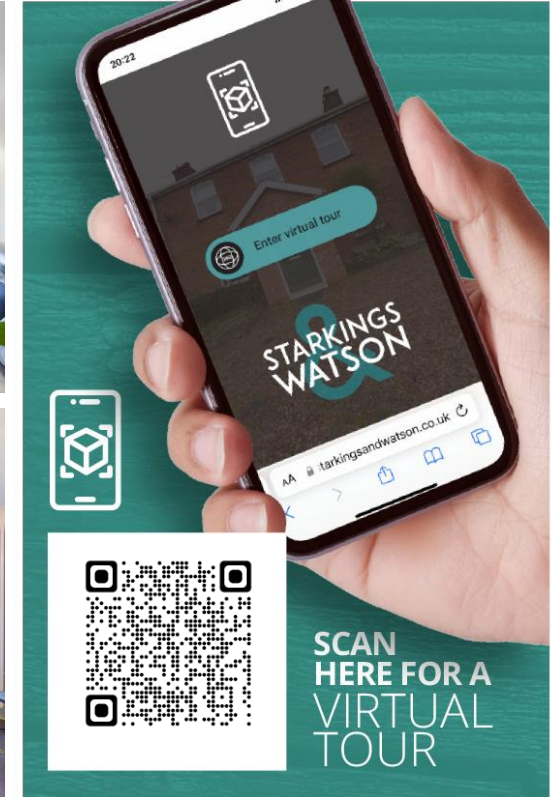
YARMOUTH ROAD

Blofield, Norwich NR13 4LG

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- Executive Detached Family Home
- Sitting room with Wood Burner
- Open Plan Kitchen & Dining Room
- Four Bedrooms
- Two En-Suite Shower Rooms
- Private & Enclosed Rear Garden
- Double Garage with Driveway
- Close to Local Schools & Amenities

IN SUMMARY

This remarkable DETACHED HOUSE is presented by the current owners in an IMMACULATE CONDITION throughout with HIGH QUALITY fixtures and fittings in every room. To the ground floor and tucked away on your walk to the OPEN PLAN KITCHEN and DINING ROOM you will find a UTILITY ROOM and handy coat storage adjacent. Heading through this communal space is the cosy and attractive SITTING ROOM with WOOD BURNER. Both the sitting room and dining room areas grant access into the REAR GARDEN which itself has a raised wood decking area, Jacuzzi hot tub and lawn garden. The first floor will present you with your choice of FOUR DOUBLE BEDROOMS, with the two larger rooms also benefiting from EN-SUITE SHOWER ROOMS as well as a FAMILY BATHROOM accessed off the landing. The property is served by a brick weave driveway with ample space for multiple vehicles as well as a DOUBLE GARAGE with electric roller doors to the front.

SETTING THE SCENE

Turning into the driveway and heading down the slight slope you will be met with a large driveway suitable for multiple vehicles all shielded by large mature hedged borders to the front and a timber fence to the side. The timber fencing also allows access to the rear garden through a gate on both sides of the property.

THE GRAND TOUR

Heading in through the porch entrance you will have the ideal spot to take off your shoes and coat after a brisk walk through the Norfolk Countryside and surrounding villages. Opening into the main lobby entrance which has built in storage to store your coats and other belongings before heading into your new home. Adjacent to this storage is the utility room, with space for washing machine and tumble dryer as well as the gas system boiler. Heading through the lobby you will step into the hub of the home in the form of an attractive and inviting open plan kitchen and dining room. The kitchen itself has the same tiled flooring as the previous rooms. solid quartz worktops, induction hob with extraction fan above, leading to a breakfast bar opposite the cooking appliances, integrated dishwasher and integrated Siemens double oven and microwave plus hidden wine fridge. There is space and plumbing for an American style fridge/freezer. Just off the dining room, with uPVC French doors leading to the rear garden, there is the cloakroom with a one off piece toilet and wash basin which is sure to get your guests talking. Finally, the sitting room has wood effect flooring, wood burner set within the fireplace with a reclaimed wooden mantle, custom window seat with storage beneath and uPVC French doors leading to the rear garden. On the first floor on your right hand side, sitting above the garage is a brilliantly spacious and well-lit double bedroom with custom storage and en-suite shower room with a tiled surround, contemporary sink with vanity storage, toilet, heated towel rail and corner shower unit. Sitting opposite the entrance to this room is the entrance into the main bedroom which used to be two rooms but was opened up into one space by the current owners offering an abundance of storage space in the most attractive custom design. Similar to the second bedroom, this room also benefits from an en-suite Aqualisa shower room. This attractively tiled room offers walk in shower, sink with vanity storage, toilet



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and heated towel rail. There is also a wall mounted storage mirror unit with Bluetooth capabilities to really enjoy those early morning showers whilst singing your favourite songs. Heading down the hall way you will find another two double bedrooms both with carpeting underfoot and the smaller of the two functions as a home office currently. The family bathroom is also accessed off the landing and offers a Jacuzzi corner bath tub, sink with vanity storage, toilet and heated towel rail all set around attractive decorative tiles.

THE GREAT OUTDOORS

To the rear of the property whether you access through the dining or sitting room you are met with a raised wooden decking area with glass banister surround and steps heading down to the lawn laid garden space complete with young flowering borders and trees in the garden. There is timber gated access to both sides of the property with one allowing access into the utility room and the garage spaces. There double garage space has two electric roller doors to the front whilst opening into one large concrete laid space with storage above.

OUT & ABOUT

The Broadland Village of Blofield Heath 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, local shops, and a public house. Blofield Heath is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

FIND US

Postcode : NR13 4LG

What3Words : ///perusing.persuade.donation

VIRTUAL TOUR

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

Excluding balconies and terraces

Approximate total area^m
 2045.55 ft²
 190.04 m²

Reduced headroom
 91.68 ft²
 8.52 m²

