

LABURNUM DRIVE

Blofield, Norwich NR13 4RF

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.



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- No Chain!
- Detached Bungalow
- Non-Estate Cul-De-Sac Setting
- Tandem Driveway & Garage
- Sitting Room with Feature Fire Place
- Kitchen/Dining Room
- Three Double Bedrooms with Wardrobes
- Private Non-Overlooked Gardens

IN SUMMARY

NO CHAIN. With a PLOT approaching 1/5 acre (stms), this PRIVATE and EXCLUSIVE LOCATION sits in the heart of BLOFIELD, offering an IDYLIC and QUIET SETTING, ideal for those seeking seclusion. The overall accommodation extends to 1160 Sq. ft (stms), with a GARAGE offering further space, with ample parking to the side. The internal layout is PERFECT for FAMILY LIVING and also ENTERTAINING, with a spacious 21' SITTING ROOM and DOUBLE DOORS into the 18' KITCHEN/DINING ROOM. A useful conservatory leads off to the rear, giving a hint as to possible RE-DEVELOPMENT or EXTENSION OPTIONS (stp). The BEDROOM accommodation can all be found towards to the front, with two offering LARGE WARDROBES, and a further range of cupboards in the hall, all utilising a W.C and FAMILY BATHROOM which is large enough to house a shower and bath. The GARDENS offer a PEACEFUL RETREAT, with extensive lawns and a variety of planting.

SETTING THE SCENE

The private cul-de-sac offers a shared shingled driveway, with a curved front lawn and low level box hedging enclosing the space. Various planting and shrubbery line the borders, with a tandem driveway to the right, leading

to the gated gardens and detached garage. A hard standing pathway leads to the front door.

THE GRAND TOUR

Once inside, a spacious hall entrance is carpeted, with doors leading off to all rooms, along with two useful storage cupboards, one which is a large double cupboard. Starting with the bedroom and bathroom accommodation, to your left you find the family bathroom. Well presented and functional, there is space for a bath, shower, W.C and hand wash basin, complete with tiled splash backs and a window to side. The adjacent double bedroom includes a large bank of built-in wardrobes, fitted carpet and a double glazed window to side. The next bedroom to your right is bay fronted, carpeted and large enough for a bed and range of bedroom furniture. The main double bedroom sits at the end of the hall, also bay fronted and finished with a bank of built-in wardrobes. To the rear of the property, the living accommodation can be found, starting with the main sitting room. Centred on a feature fireplace, this spacious room offers ample room for soft furnishings, whilst a large picture window offers garden views. Double doors open to the kitchen/dining room, complete with a range of wall and base level units, integrated cooking appliances, and space for general white goods. Wood effect flooring runs underfoot for ease of maintenance, with a door to the hall and space for a dining table. A further set of French doors open to the conservatory/lean to, with windows and doors to side and rear.

THE GREAT OUTDOORS

The lawned gardens wrap around the property with extensive planting and trees. Enjoying a bright and



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sunny aspect, a range of timber fencing and hedging encloses the garden. Gated access leads to the driveway, with access to the garage and timber shed, whilst a conservatory and oil tank can be found to the left hand side. The garage offers an up and over door to front, window and door to side.

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.

FIND US

Postcode : NR13 4RF

What3Words : ///juicy.count.already

VIRTUAL TOUR

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

AGENTS NOTE

The property is required to contribute to the upkeep of the driveway maintenance as required.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

(1) Excluding balconies and terraces

Approximate total area^m
1160.82 ft²
107.84 m²

