

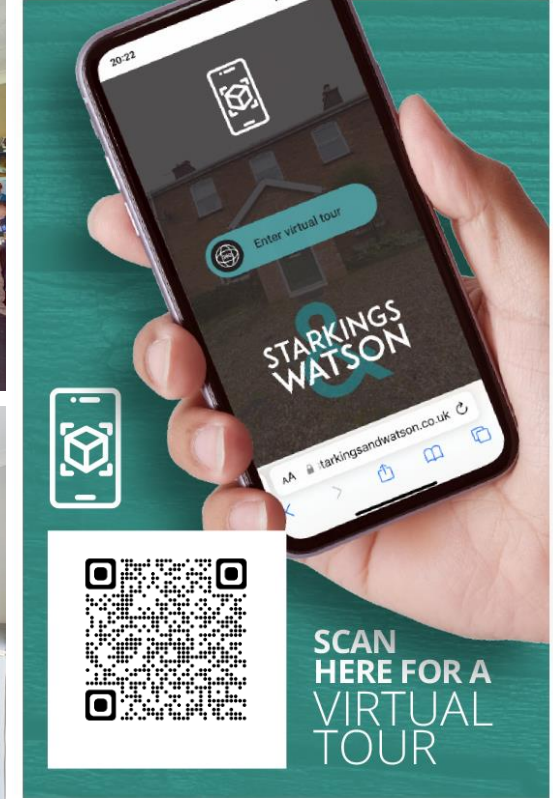
SHACK LANE

Blofield, Norwich NR13 4DP

Freehold | Energy Efficiency Rating : E

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STARKINGS & WATSON

- Approx. 0.33 Acre Plot (stms)
- Over 1830 Sq. ft (stms)
- Close to A47 for Easy Access
- Planning Granted for Substantial Annexe
- Three Reception Rooms
- Four Double Bedrooms
- Triple Garage
- 4KW Solar array, 12KW Battery Storage, & PV water heating

IN SUMMARY

Occupying a 0.33 ACRE PLOT (stms) in a PROMINENT, ELEVATED and NON-ESTATE SETTING, the A47 is close-by for EASY ACCESS to NORWICH and GREAT YARMOUTH. Over 1830 Sq. ft (stms) of accommodation can be found internally, boasting GREAT ECO CREDENTIALS, VIEWS to FRONT and a HIGHLY VERSATILE LAYOUT. The village DOCTORS, Primary School and general amenities are within WALKING DISTANCE, including a wealth of COUNTRYSIDE WALKS on your door step. With ENERGY EFFICIENCY IN MIND a 4KW Solar array, 12KW Battery Storage, PV water heating, and Air to Air heat pumps are installed in all major rooms, alongside a traditional oil fired CENTRAL HEATING SYSTEM. The accommodation includes a 16' SITTING ROOM, snug/family room, study and 19' KITCHEN/BREAKFAST ROOM with a utility room and W.C. FOUR DOUBLE BEDROOMS lead off the landing, including the main bedroom with EN SUITE and family bathroom. EXTENSIVE TRIPLE GARAGING can be found to front, with PERMISSION GRANTED for a SUBSTANTIAL ANNEXE.

SETTING THE SCENE

Shack Lane sits parallel to the A47 but enjoys an elevated position which ensures the property continues to offer a peaceful non-estate location despite its position and proximity. A timber five bar gate opens to a sweeping shingle

driveway, with ample parking. A triple detached garage building sits opposite, with extensive front lawns with mature hedging and low level brick walling. Gated access leads to the rear garden, with the main entrance to the front.

THE GRAND TOUR

The porch entrance offers an ideal meet and greet space, complete with wood effect flooring and ample storage space for a growing family. Double doors open to the hall entrance, creating a grand entrance with continued wood effect flooring and stairs to the first floor landing with storage below. As you head in, to your left the useful cloakroom can be found, complete with a modernised white two piece suite with a mixer tap. Adjacent is the ground floor study - an ideal annexe bedroom, whilst enjoying a peaceful setting and glorious views over the front garden. The main sitting room is currently used as a play/games room, with fitted carpet, French doors to rear, and an air conditioning unit for heating/cooling. In the middle of the house sits the snug/family room, also carpeted and looking over the rear garden. With views to front and back, the Wren fitted kitchen models a handleless design with a contemporary work surface also creating a central island/breakfast bar arrangement. The electric ceramic hob and electric double oven are integrated, with a dishwasher also concealed. Air conditioning/heating is installed ensuring the room remains comfortable year round, with ample space for extensive seating. There is room for an 'American' style fridge freezer, whilst the adjacent utility room ensues there is space for a washing machine, with further built-in cupboard storage, the oil fired central heating boiler and door to the rear garden. Heading upstairs, the galleried landing offers a built-in double airing cupboard, with doors to the four double bedrooms - all finished with fitted carpet and built-in wardrobes to three of the bedrooms. The main bedroom enjoys an en suite bathroom with a feature corner bath, separate shower cubicle and hand wash basin with storage under the sink - all



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complete with tiled splash backs and wood effect flooring. The family bathroom is completed in a similar style with a three piece suite, corner bath, tiled splash backs, built-in storage and heated towel rail.

THE GREAT OUTDOORS

Once in the garden you can appreciate the private non-estate location, creating the ideal location with great transport links close by. with high level hedging and timber panelled fencing, the garden is mainly laid to lawn, with twin patios leading from the rear, and access to the outdoor solar controls. Heading up the side of the garden, a timber shed can be found, and access to the front garden. The triple garage is not open plan, and overs electric roller doors to front with power and lighting.

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 4DP

What3Words : ///stores.puncture.vowing

VIRTUAL TOUR

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

AGENTS NOTES

A property adjacent the far section of the front garden is due to be demolished and a new property built. The current vendors deem this to be a positive step and an advantage to the area. Energy saving devices are installed including fully owned 4kw solar panels, PV panels for water heating with Solar iBoost, and 12kw batteries. Planning permission was granted as part of the garage extension for a self-contained substantial detached annexe building. The property is being sold over two land registry title deeds, with the front garden held separately.

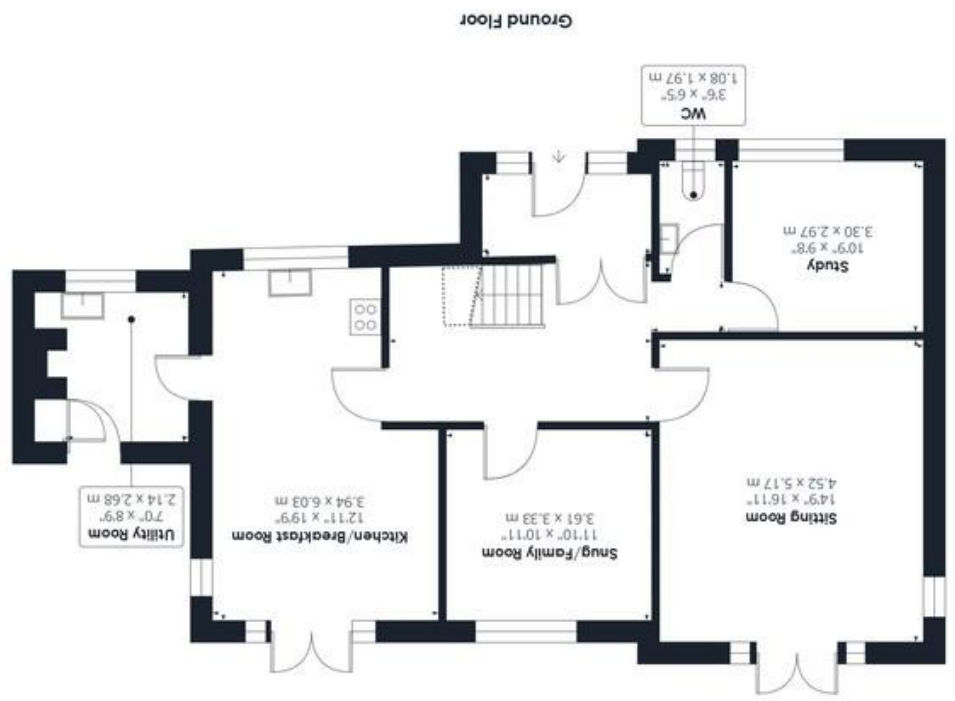
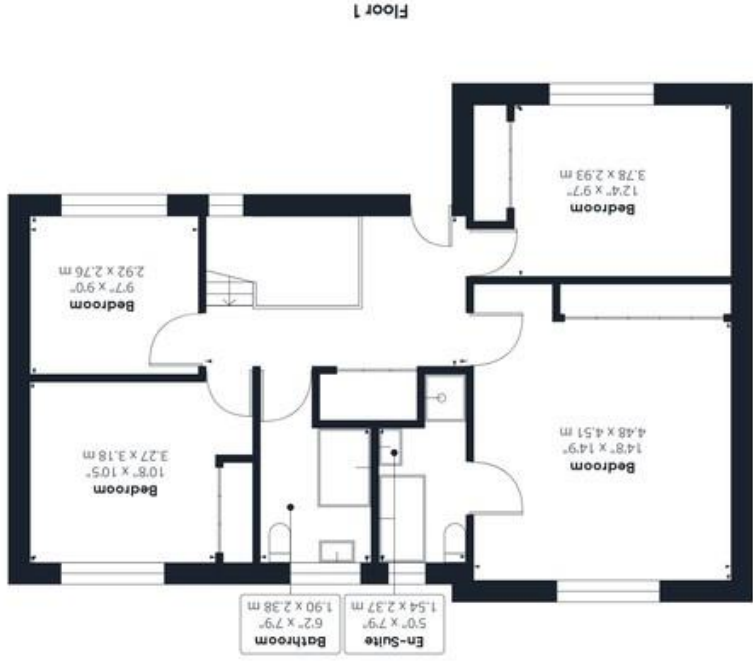
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Price:



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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.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area¹
1833.21 ft²
170.31 m²
Reduced bedroom
15.85 ft²
1.47 m²