

ROSEMARY ROAD

Blofield Heath, Norwich NR13 4QQ

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



A hand holding a smartphone. The screen displays the Starkings & Watson virtual tour app. The interface includes a 'Enter virtual tour' button, the company logo, and the website URL 'starkingsandwatson.co.uk'. A QR code is positioned below the phone, with the text 'SCAN HERE FOR A VIRTUAL TOUR' next to it.



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STARKINGS & WATSON

- No Chain!
- Semi-Detached Bungalow
- Potential to Extend & Personalise (stp)
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Large than Average Private Gardens
- Garage & Driveway

IN SUMMARY

NO CHAIN. With potential to EXTEND and PERSONALISE (stp), this SEMI-DETACHED BUNGALOW is tucked away, with a SOUTH FACING GARDEN and quiet cul-de-sac setting. Finished with oil fired central heating and uPVC double glazing, the accommodation comprises a porch and hall entrance, 16' SITTING ROOM, 10' KITCHEN with two built-in STORAGE CUPBOARDS, family bathroom and TWO BEDROOMS. Flexible, light and bright, the property is both ideal for a DOWNSIZER or someone looking for an easy to maintain home. Outside, there is AMPLE PARKING to front, a garage, and sweeping gardens with an IDEAL NON-OVERLOOKED SUMMER HOUSE which enjoys a peaceful vista.

SETTING THE SCENE

Set back from the road, a brick-weave driveway offers tandem parking and access to the garage. A shingled frontage has been used for further parking, with access to the front, and gated access to the rear.

THE GRAND TOUR

The front entrance hall is finished with wood effect flooring, with a door into the kitchen/breakfast room. With a range of wall and base level units, two built-in cupboards offer further storage, with space for a dining table. A further door leads to the front porch entrance. The inner hall leads to the sitting room, offering views across the cul-de-sac, a full height double glazed window to front and feature fire place. Two double bedrooms face to the rear, one with a window, and the other with French doors to the garden. The family bathroom is finished with a three piece suite and tiled splash backs, along with wood effect flooring.

THE GREAT OUTDOORS

The rear gardens offer a sweeping south facing lawn, enclosed with timber panelled fencing, and a well stocked flower and shrub border. Leading from the rear French doors, a patio area can be found, with a timber built summer house, and adjacent shingled area for potted plants. To the side of the property, the oil tank is screened, with access to the garage, complete with an up and over door to front, door to side, power and lighting,

OUT & ABOUT

Blofield is situated East of the Cathedral City of Norwich. The Village itself provides good transport links via both the Brundall and Lingwood railway stations along with regular bus routes to Norwich and Great Yarmouth. A wide range of amenities include a village school with an Outstanding Ofsted rating, local



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Brundall Office on **01603 336556**



shops, garden centre and a public house. Conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

FIND US

Postcode : NR13 4QQ

What3Words : ///repaying.swinging.amount

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.

(1) Excluding balconies and terraces.

Approximate total area^m
627.96 ft²
58.34 m²

