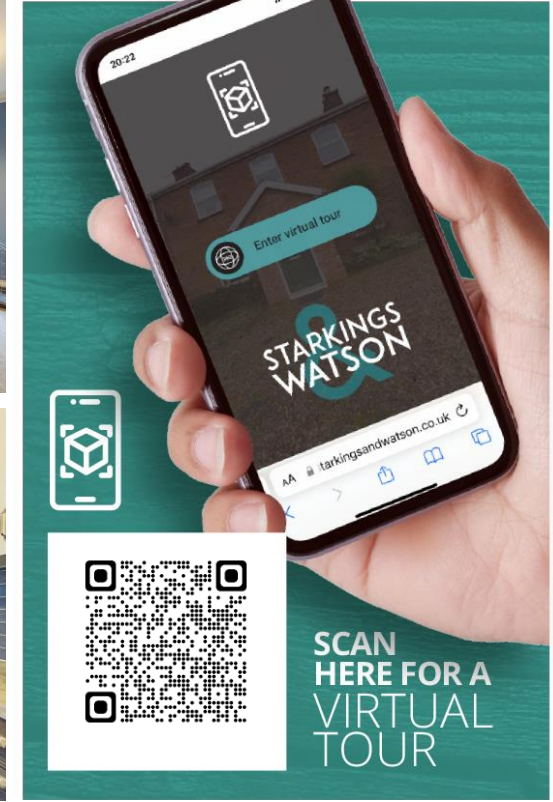


WILLIAM BROWN DRIVE Blofield, Norwich NR13 4TY

Freehold | Energy Efficiency Rating : B

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

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STARKINGS & WATSON

- Modern End-Terrace Home
- Situated Next to Green Space
- Tandem Driveway
- Private Lawn Garden
- Hall Entrance with W.C
- Fitted Kitchen
- Three Bedrooms
- Close to A47 & Village Amenities

IN SUMMARY

Situated NEXT to GREEN SPACE, this end-terrace home is WELL PRESENTED, offering a fantastic sized GARDEN which is ready for landscaping and DRIVEWAY PARKING to the side. Built by HOPKINS HOMES, the property is finished with double glazing and gas fired CENTRAL HEATING. Stepping inside, a practical HALL ENTRANCE with fitted carpet greets you, with CLOAKS SPACE, and doors to the CLOAKROOM, fitted KITCHEN with space for appliances, and the 15' L-SHAPED sitting/dining room with BUILT-IN STORAGE and a door to the rear garden. The first floor offers THREE BEDROOM and the family bathroom off the landing, with BUILT-IN WARDROBES to the two double bedrooms.

SETTING THE SCENE

Situated on a side road, the property enjoys a position next to open green space, with a tandem brick-weave driveway. A planted front garden can be found with a low rise chain link fence, and path to the front door.

THE GRAND TOUR

Once inside, the hall entrance offers a fitted carpet and recessed door mat. The stairs take you to the first floor, with doors leading off to all the ground floor rooms. The cloakroom is to your right, with a white two piece suite and tiled splash backs. The kitchen is opposite, and includes an inset gas hob and built-in electric double oven with extractor fan above. Space is provided for other white goods, with an inset sink and drainer unit and tiled splash backs. The sitting room offers space for soft furnishings and a table, with an under stairs storage cupboard, door to the garden and finished with fitted carpet. Heading upstairs, a useful airing cupboard can be found on the landing, with doors to three carpeted bedrooms, two of which include built-in wardrobes. The family bathroom completes the property, with the walls mainly tiled, a heated towel rail and a shower over the bath.

THE GREAT OUTDOORS

The rear garden is enclosed with timber fenced boundaries, with a gated access to side. Ready for landscaping, the space could easily be seeded and laid to grass, making use of the open rear aspect.

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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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 4TY

What3Words : ///noses.fetching.loud

VIRTUAL TOUR

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

AGENTS NOTE

An annual charge in the region of £100 is applicable for the upkeep of the communal green space on the development.

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
 714.93 ft²
 66.42 m²

