

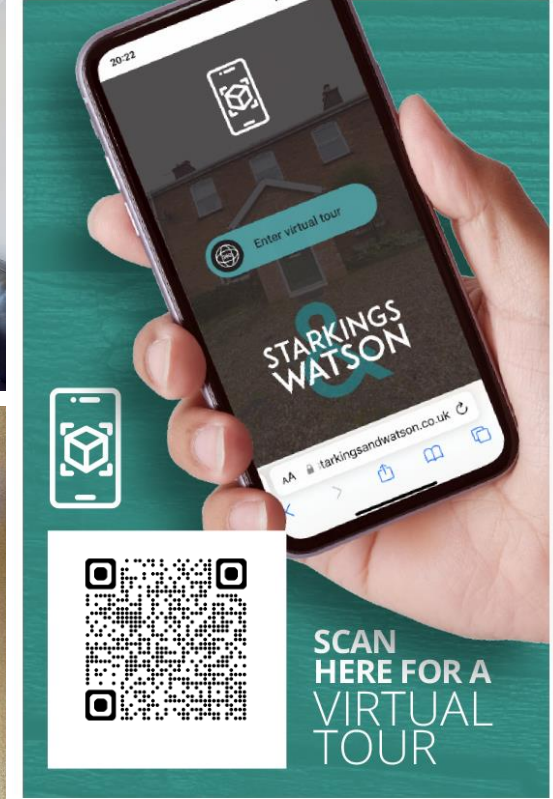
HEATH WAY

Blofield, Norwich NR13 4RS

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



For our full list of available properties, or
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Sizeable Chalet Style Home
- Over 1500 Sq. ft (stms)
- Field Views to Rear
- Integral Garage & Workshop
- Dual Aspect Sitting/Dining Room
- Up to Four Bedrooms
- Shower Room & Family Bathroom
- Private Rear Garden

IN SUMMARY

With OVER 1500 Sq. ft (stms) of accommodation, this DETACHED CHALET STYLE HOME enjoys a peaceful setting with FIELD VIEWS to REAR. Having been EXTENDED and MODERNISED over the years, the property now offers a FLEXIBLE LAYOUT and potential to further extend. With LARGE WINDOWS flooding the property with NATURAL LIGHT, the accommodation comprises a HALL ENTRANCE with a bedroom/study and IMMACULATE FAMILY BATHROOM leading off. The 14' KITCHEN is finished with UNDER FLOOR HEATING, whilst the 22' SITTING/DINING ROOM enjoys DUAL ASPECT VIEWS. The REAR EXTENSION could provide access to the INTEGRAL GARAGE, whilst a 21' FAMILY ROOM and adjoining workshop lead off. Upstairs, THREE BEDROOMS and the LUXURY shower room are accessed, complete with PORCELAIN TILING. Heading into the REAR GARDEN, a large patio seating area enjoys a lawned section, along with a wildlife pond.

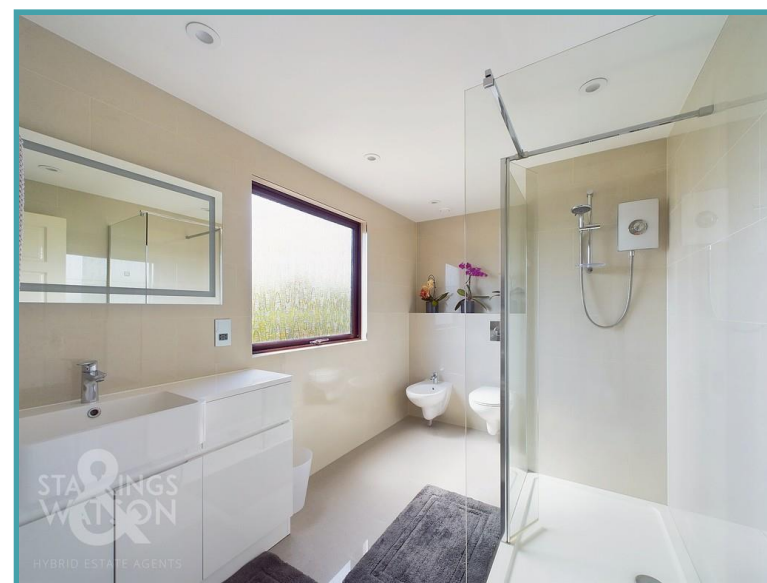
SETTING THE SCENE

With a double shingle driveway to front, access leads

to the garage and main property. Screened from the road by a mature planted front garden, a pathway leads to the front door and rear garden.

THE GRAND TOUR

With wood flooring under foot, stairs rise to the first floor landing, with useful storage below. To your right, the study/bedroom leads off, promoting a versatile space with a window to front and wood flooring under foot. The family bathroom sits adjacent, complete with porcelain tiling and a modern three piece suite. The low level W.C is concealed, whilst storage sits under the hand wash basin. Leading up the hall is the kitchen, with under floor heating, and ample storage to both sides. Attractive tiled splash backs run around the work-surface, whilst the ceramic sink provides the perfect position to enjoy the garden views. The electric oven and ceramic hob are built-in, whilst space is provided for a fridge freezer, washing machine and dishwasher. Back in the hall, a door leads to the dual aspect sitting/dining room, complete with a feature fire place and wood flooring under foot. The inner lobby could be a further study space, or there are options to create an access into the garage (stp). The adjacent family room is an ideal extension to the living space, again with options to re-purpose the room, perhaps as the main sitting room or as the kitchen! Upstairs, the three further bedrooms lead off - all complete with fitted carpet and uPVC double glazing. The shower room is immaculately presented, with a four piece suite, ample storage and a large shower cubicle - all with tiled walls and flooring.



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



THE GREAT OUTDOORS

The rear garden is an expansive space of grass, shingle and paving. With the ideal seating area at the rear in a courtyard style feel, the garden opens up, with a wildlife pond, work shop and timber shed. Enclosed with hedging and shrubbery to the borders, a low level fence allows for the far reaching field views to be enjoyed.

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 4RS

What3Words : ///stocked.precluded.bumpy

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

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)

(1) Excluding balconies and terraces

Approximate total area^m

1529.22 ft²
142.07 m²

Reduced headroom

13.91 ft²
1.29 m²

