



THE STORY OF

# Navarac

*Blofield, Norfolk*

SOWERBYS

S

THE STORY OF

# Navarac

1 Blofield Corner Road, Blofield, Norfolk,  
NR13 4RT

- Detached Four Bedroom Home
- Highly Versatile Accommodation
- Ground and First Floor Bedroom Options
- Generous Corner Plot
- Highly Desirable Location
- Open-Plan and Traditional Receptions
- Two En-Suites
- Detached Double Garage
- Peaceful Village Life Close to the City

**SOWERBYS NORWICH OFFICE**  
01603 761441  
norwich@sowerbys.com



“The garden is an oasis, perfect to enjoy the all-day sunshine...”

Nestled in a mature corner plot, this sizeable home offers wonderfully presented and versatile accommodation with bedrooms to both the ground and first floor and multiple receptions offering a mix of open-plan living and formal receptions.

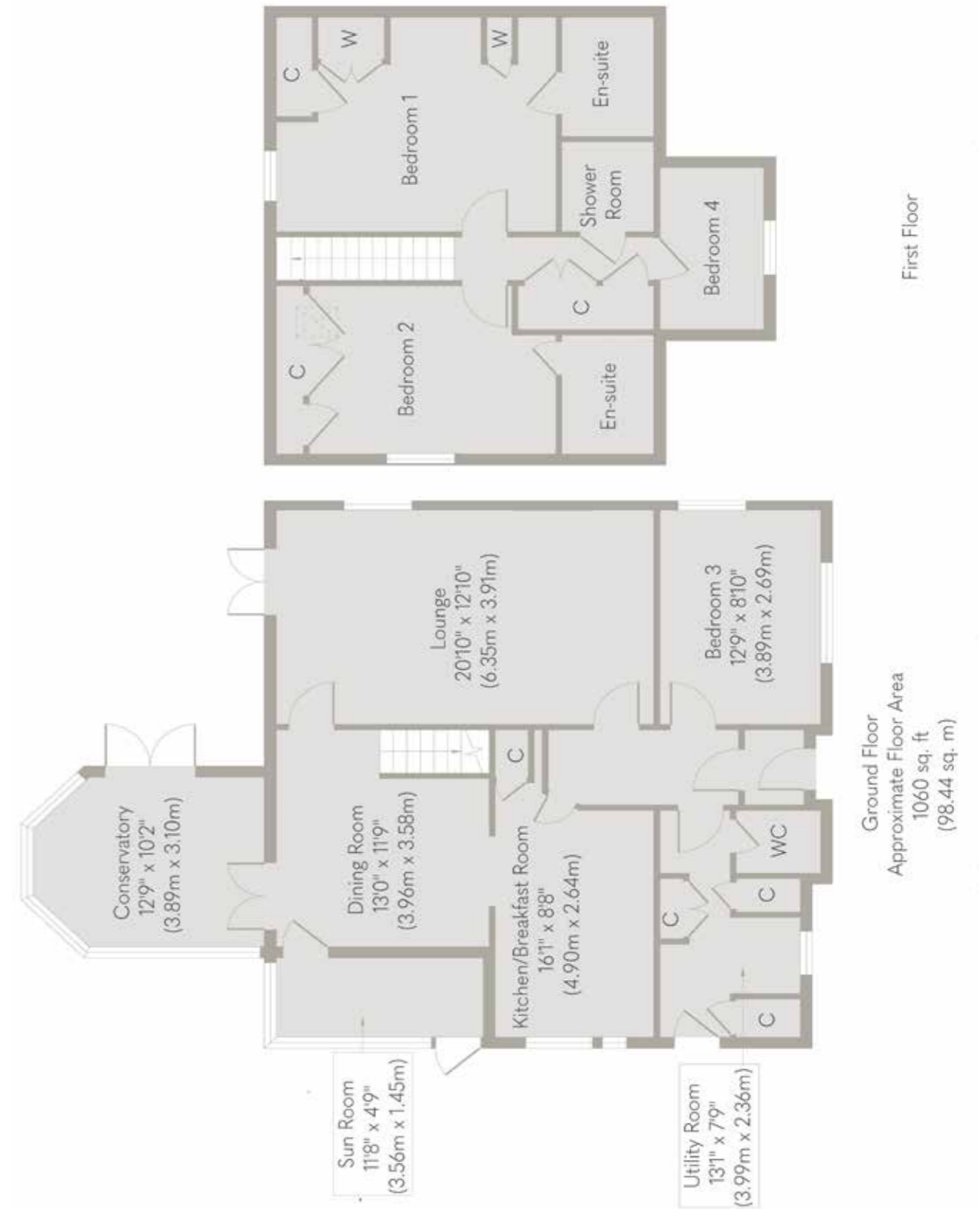
A welcoming hallway beckons you through to the delightful kitchen/ breakfast room which itself leads to the dining room and wonderful conservatory enjoying panoramic views of the rear garden. A large living room brings excellent balance to the open-plan receptions with a cosy fireplace for long winter evenings and large double doors

for inviting the outdoors in during the warmer months.

A ground floor bedroom/study provides invaluable versatility whilst a well equipped utility room complements the kitchen and cares for the all-important practicalities.

The first floor is home to three bedrooms including two splendid doubles, both boasting their own respective en-suites and a wealth of built in storage. A further single bedroom is served by the nearby shower room and injects yet more versatility to the impressive property.

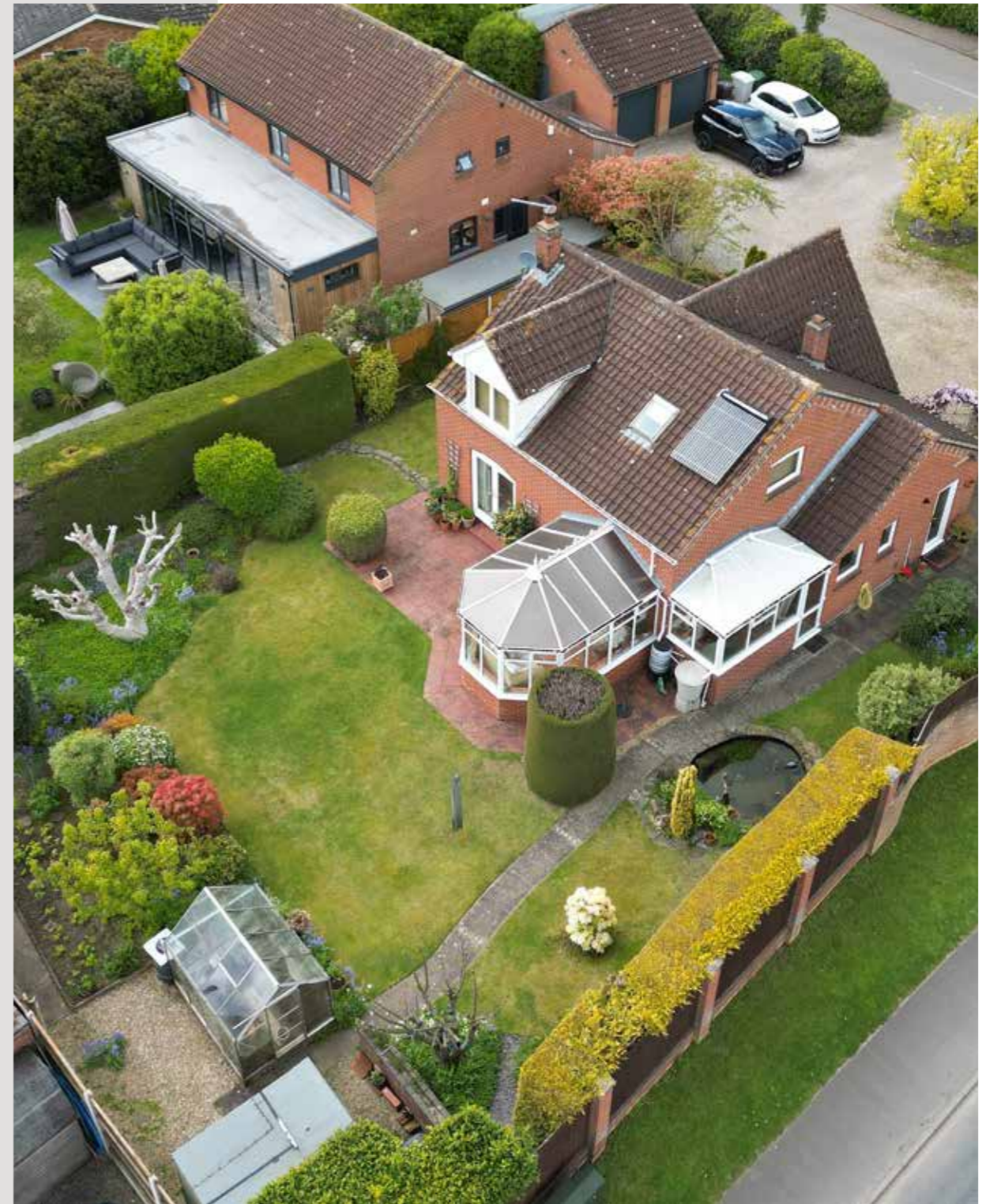




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



A generous plot provides ample off road parking in addition to the excellent detached double garage, bordered by mature trees and well maintained hedges. The rear garden is an oasis of well-tended and thriving flower beds interspersing a manicured lawn, alongside a spacious dining terrace to enjoy the all-day sunshine.





ALL THE REASONS

# Blofield

IS THE PLACE TO CALL HOME



There is much to offer in the village of Blofield.

It has various facilities including a primary school - rated outstanding - a public house, post office and shop.

The village is approximately nine miles from the ancient city of Norwich which has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's

houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



“...a mix of open-plan living and formal receptions make this a truly versatile home.”

SOWERBYS



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref:- 0778-7043-7237-3535-7914

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///arranges.denim.darker

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL