

WOODBASTWICK ROAD

Blofield Heath, Norwich NR13 4PQ

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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- Substantial Non-Listed Barn Conversion
- Approx 0.57 Acre Plot (stms)
- Open Plan Living & High Spec. Finish
- Bespoke Carpentry, Feature Curved Walls & Exposed Brickwork
- Two Formal Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Four Double Bedrooms
- Two En-Suites & 'Jack & Jill' Bathroom

IN SUMMARY

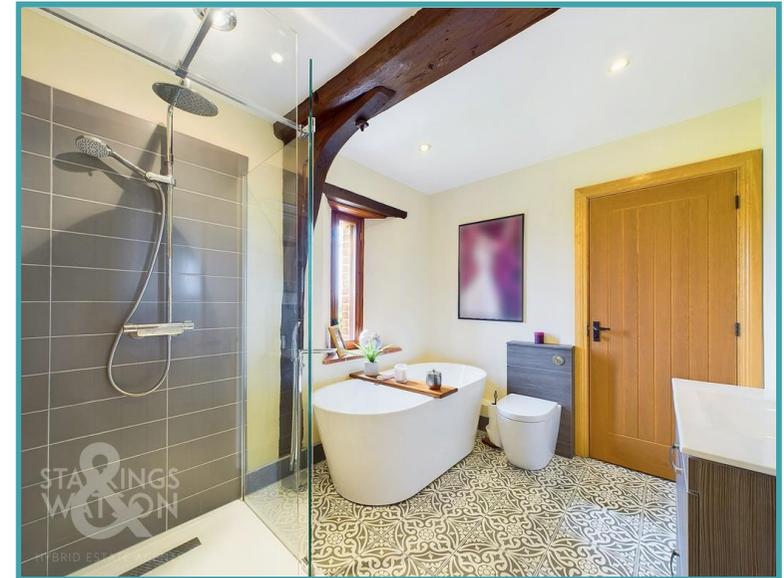
Standing proud on a development of three barns, having been CONVERTED to a HIGH STANDARD whilst occupying a 0.57 ACRE PLOT (stms), the property extends to 2570 Sq. ft (stms) with VERSATILE LIVING SPACE and blend of MODERN CHARACTER. Spanning three storeys, the ground floor is dedicated to INVITING, SPACIOUS and well finished LIVING SPACES including a separate SITTING ROOM and DINING ROOM, leading to the 18' KITCHEN overlooking the garden, with an opening to the BREAKFAST ROOM, utility room and W.C. Upstairs, CURVED WALLS on the stairs lead to a curved SNUG LANDING AREA, along with THREE BEDROOMS - one with an EN SUITE, and the other two sharing a 'Jack & Jill Bathroom'. The top floor offers a MAIN DOUBLE BEDROOM with EN SUITE and WARDROBE, along with a STUDY LANDING. EXPOSED BRICK WORK, HIGH CEILINGS and timber beams can be found on every floor, with under floor heating, a lighting control system and built in surround sound speakers in the sitting room.

SETTING THE SCENE

Occupying a setting on a long driveway which serves only three properties, the Barn stands proudly with the majority of the gardens facing Woodbastwick Road. Allocated and shared parking can be found within the car park to the rear.

THE GRAND TOUR

On a day to day basis the vendors use the rear access, heading into the kitchen with tiled flooring for ease of maintenance. Underfloor heating can be found in every room on every level, powered by a 2022 installed gas fired central heating boiler, whilst the lighting control panel for the property is wall mounted. The kitchen offers granite work surfaces and extensive storage, complimented by the exposed brick work and vaulted ceiling with timber beams. The kitchen overlooks the rear garden and includes space for a Range style cooker, whilst being open plan to a breakfast area, with a further door to the garden. The utility room offers room for laundry appliances, with a door to the characterful W.C with exposed brick work. Double doors open to the sitting room, with windows to side and rear, exposed brick work,, feature gas fire, built in surround sound speakers, wood flooring and a fully glazed set of French doors and windows which lead into the dining room. A grand brick built fire place includes a gas fired feature fire, whilst full height windows flood the room with light. This large space offers various uses, with an opening to the breakfast room, and stairs to the first floor. The landing is vast and with the bespoke balustrades creating an attractive curved seating area, the ideal snug has been created. Three bedrooms lead off the landing, the larger with exposed brick work and a modern en suite double shower, with contrasting brick work and tiling. The other two bedrooms enjoy a 'Jack & Jill' family bathroom complete with a walk in shower, contrasting tiling, and storage under the sink unit. The stairs lead to the top floor, with a curved brick wall and vaulted ceiling, with a further curved landing creating a study area. The main bedroom leads off, sitting under a vaulted ceiling with exposed timber beams, leading to a walk-in wardrobe, and en suite shower room - sitting under two velux windows, with a heated towel rail, built-in storage and rainfall shower. Cat 5 and TV network cabling is throughout the property.



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THE GREAT OUTDOORS

Outside the gardens are split between the front and rear. The front is mainly lawned and includes a variety of fruit trees including some seven apple trees, cherry, apricot, pear and plums. A useful timber stable with power and lighting offers significant storage, whilst a greenhouse enjoys an external water supply, with a low level hedge enclosing a smaller lawned area with a patio and seating space. Heading to the rear, an enclosed lawned garden with a raised patio and timber decked seating area, including power supply for a hot tub can be found.

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 4PQ

What3Words : ///topmost.documents.magazines

VIRTUAL TOUR

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

AGENTS NOTE

The property is not a listed building. There is a liability for shared costs of maintaining the driveway and parking area. The parking allocated is to the right when entering the car park, plus visitor parking. A shared waste holding tank system is used, which is maintained by Anglian Water, and feeds into the main system. We understand there are restrictions to stop building in front of the barn.

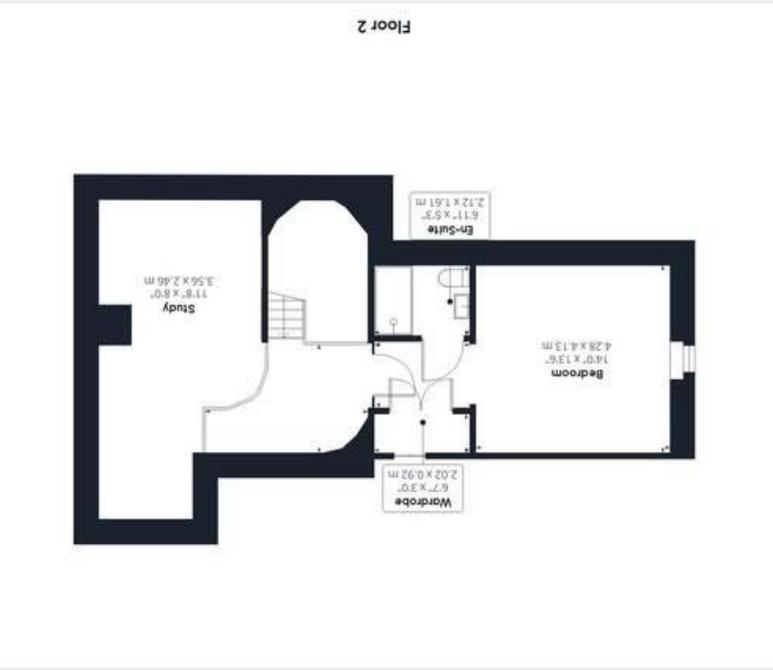
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Excluding balconies and terraces</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>Approximate total area¹⁾ 2574.22 ft² 239.15 m²</p> <p>Reduced headroom 9.82 ft² 0.91 m²</p>	<p>STARKINGS WATSON HERND ESTATE AGENTS</p>
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