

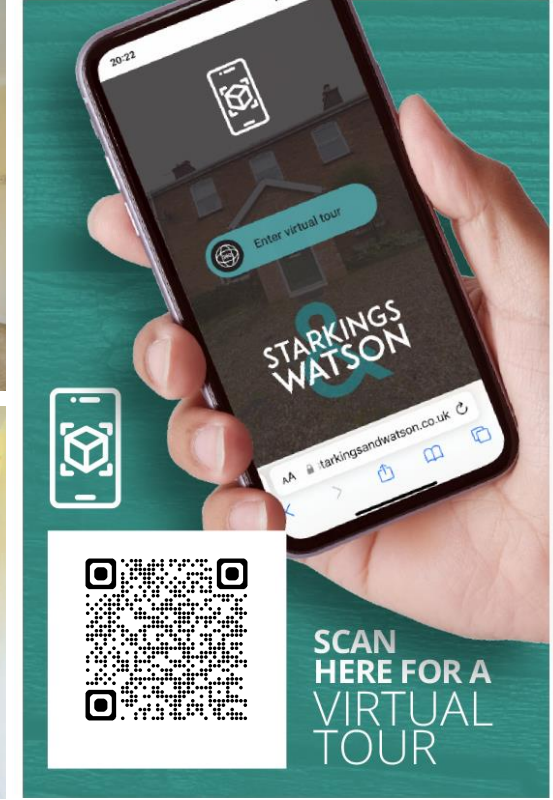
CHURCH ROAD

# Blofield, Norwich NR13 4NA

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Detached & Extended Chalet
- Two Reception Rooms
- Open Plan Kitchen with Utility Room
- Four Bedrooms
- Two Shower Rooms
- Private & Sizeable Gardens
- Ample Parking & Garage

### IN SUMMARY

NO CHAIN. This DETACHED and EXTENDED chalet bungalow enjoys a NON-ESTATE SETTING close to the Village Church. Enjoying a POSITION on the edge of the village with A GREAT SIZE PLOT, some 1570 Sq. ft (stms) of accommodation can be found inside. A porch and hall entrance leads to the 22' SITTING/DINING ROOM - a perfect sized living room, along with a bedroom/study, SHOWER ROOM, 15' KITCHEN and OPEN PLAN 22' FAMILY ROOM which is the ideal size for seating and dining, along with a separate UTILITY ROOM. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, along with a further SHOWER ROOM. Outside, the GARDENS are split level to incorporate a PATIO and LAWNED EXPANSE, with access to the adjoining GARAGE.

### SETTING THE SCENE

Set back from the road, a low level brick wall leads to the front driveway and lawned garden. With tandem parking and access to the garage, the gardens are enclosed and neatly secluded with mature hedging.

### THE GRAND TOUR

Stepping inside, the porch entrance is a handy size with tiled flooring underfoot. A door leads into the hall entrance, with fitted carpet, stairs to the first floor and useful storage below. The sitting room leads off, centred on an open fire and complete with a window to front to enjoy the south sun. A useful bedroom/study is opposite, along with an adjacent shower room with tiled splash backs and vinyl flooring which allows for ground floor living. The kitchen sits within the footprint of the original build, including a range of wall and base level units, space for a cooker and general white goods, and a useful breakfast bar. The rear extension has created an ideal family room which is large enough for soft furnishings and a dining table, whilst a stable door opens to the garden. Leading off is also the utility room, housing the oil fired central heating boiler, and space for a washing machine. Heading upstairs, three bedrooms lead off the landing, all including eaves storage access, and two including built-in wardrobes. The shower room upstairs includes a thermostatically controlled shower, heated towel rail and useful storage under the sink.

### THE GREAT OUTDOORS

Heading outside, a large patio area extends across the width of the property, with gated access to the front, access to the oil tank and useful timber built storage shed. Heading up the garden, steps lead to the main lawned expanse, with mature planting and enclosed timber fenced boundaries to all sides. The garage is access to the front by an up and over door



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to front, power and lighting.

#### 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 4NA

What3Words : ///wide.vegetable.colder

#### 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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<p><b>GIRAFFE 360</b></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/4.9ft)</p>	<p>Approximate total area<sup>m</sup></p> <p>1570.55 ft<sup>2</sup> 145.91 m<sup>2</sup></p> <p>Reduced headroom</p> <p>35.03 ft<sup>2</sup> 3.25 m<sup>2</sup></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
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