



Church Road, Blofield - NR13 4NA

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&
WATSON**

HYBRID ESTATE AGENTS



Church Road

Blofield, Norwich

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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



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.

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 foot print 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





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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.

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Postcode : NR13 4NA

What3Words : ///wide.vegetable.colder

VIRTUAL TOUR

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

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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 to front, power and lighting.

A hand holding a smartphone displaying a virtual tour interface. The screen shows a house icon, a button that says 'Enter virtual tour', and the 'STARKINGS & WATSON' logo. Below the logo is the website address 'starkingsandwatson.co.uk'. To the left of the phone is a QR code icon. Below the phone is a large QR code. The background is a teal gradient.

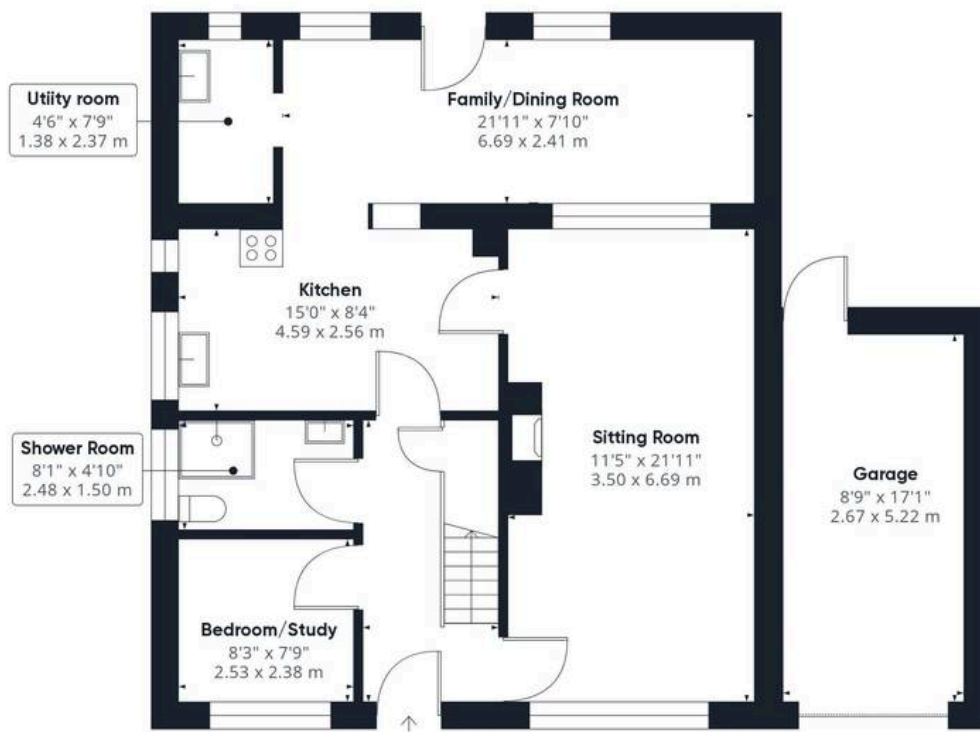
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Enter virtual tour

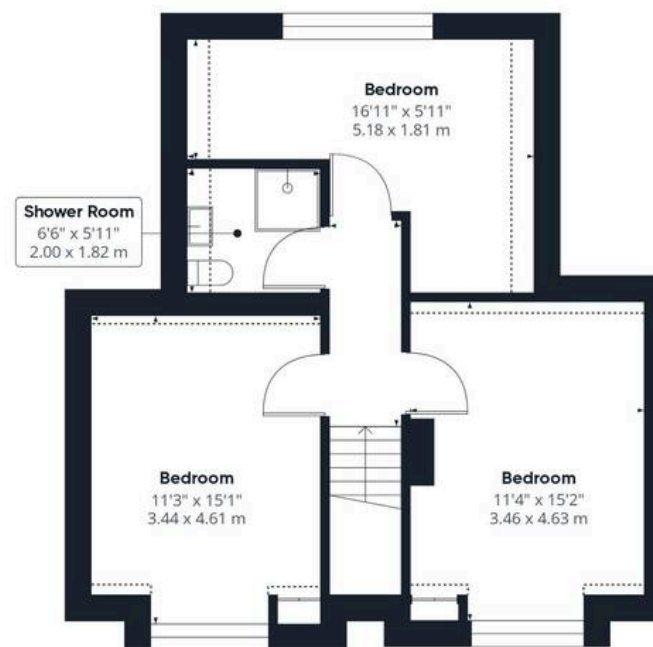
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SCAN HERE FOR A VIRTUAL TOUR



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1471.53 ft²
136.71 m²

Reduced headroom

38.75 ft²
3.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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