

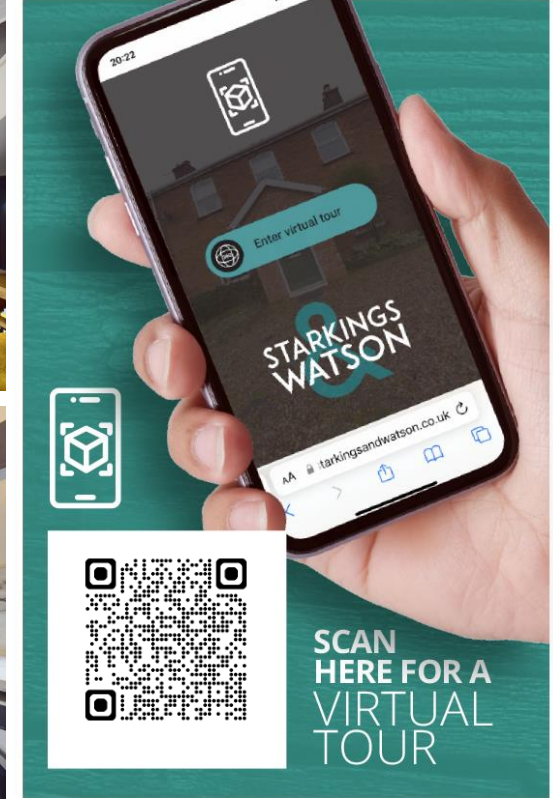
BRAYDESTON DRIVE

# Blofield, Norwich NR13 4NQ

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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- Modern Mid-Terrace Home
- Two Driveway Parking Spaces
- Porch Entrance
- Bright & Sunny Sitting Room
- Modern Fitted Kitchen
- Two Bedrooms
- Re-fitted Shower Room
- South Facing Gardens

#### IN SUMMARY

**VENDOR FOUND.** This MODERN mid-terrace home is IMMACULATEDLY PRESENTED and ready to move-in. There is ample PARKING outside the property and opposite, alongside a SOUTH FACING enclosed lawned GARDEN. A PORCH ENTRANCE leads inside, with wood effect flooring running through the sitting room, and a MODERN FITTED KITCHEN offering STRIKING work surfaces and splash backs, with a BREAKFAST BAR and door to the rear garden. Upstairs, TWO BEDROOMS LEAD off the landing, along with the MODERNISED SHOWER ROOM which has been completed to a high standard with AQUA BOARD SPLASH BACKS.

#### SETTING THE SCENE

The property is tucked away off the main road, with a shared driveway leading to the main property. Parking is found on the driveway which is located directly in front of the property, and the opposite side of the drive where a further space is included within the freehold.

#### THE GRAND TOUR

The entrance porch separates the sitting room and outside, with a door into the main living space. Wood flooring runs underfoot, with a window to front, stairs to the first floor landing and storage below. An opening leads to the kitchen/breakfast room with a high specification range of wall and base level units, striking work surfaces and matching splash backs which run around the work surface. An inset electric ceramic hob and built-in electric oven are integrated with a glass splash back and extractor fan above, along with a breakfast bar opposite. A dishwasher and fridge freezer are integrated with space for a washing machine. Upstairs, two bedrooms lead off the landing, one with a built-in cupboard, and a further cupboard off the landing. The shower room has been modernised to include a three piece suite, double shower cubicle, storage under the sink, heated towel rail, and Aqua board splash backs.

#### THE GREAT OUTDOORS

Heading outside, the rear garden enjoys a south facing aspect with enclosed timber fenced boundaries and central lawn. A patio extends across the width of the property, with a timber gate to rear and useful timber built storage shed.

#### OUT & ABOUT

Blofield is situated East of the Cathedral City of Norwich. The Village itself provides good transport links via both the Brundall and Lingwood railway stations along with regular bus routes to Norwich and Great Yarmouth. A wide range of amenities include a



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village school with an Outstanding Ofsted rating, local shops, garden centre and a public house. Conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

#### FIND US

Postcode : NR13 4NQ

What3Words : ///ethic.hero.longingly

#### 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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**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/4.9ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
527.72 ft<sup>2</sup>  
49.03 m<sup>2</sup>

Reduced headroom  
14.41 ft<sup>2</sup>  
1.34 m<sup>2</sup>

