



Charles Marler Way, Blofield - NR13 4TX

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HYBRID ESTATE AGENTS



Charles Marler Way

Blofield, Norwich

Built by the renowned HOPKINS HOMES, this immaculate and HIGH SPECIFICATION first floor apartment enjoys over 630 Sq. ft (stms) of accommodation, including an UPGRADED INTERIOR with SPOTLIGHTING and HEATED TOWEL RAILS. Allocated PARKING for TWO VEHICLES can be found in front of the property for ease of access. The internal accommodation includes a WARM and INVITING HALL ENTRANCE including BUILT-IN STORAGE, 20' OPEN PLAN kitchen/living space with room for a DINING TABLE and INTEGRATED APPLIANCES, two bedrooms - both with BUILT-IN WARDROBES, en suite SHOWER ROOM and separate FAMILY BATHROOM. Presented in AS NEW CONDITION, the property is ready to move-in.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- First Floor Apartment
- High Quality Hopkins Home
- Hall Entrance with Storage
- Open Plan Living
- Kitchen with Integrated Appliances
- Two Bedrooms
- En Suite & Family Bathroom
- Two Allocated Parking Spaces

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 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.

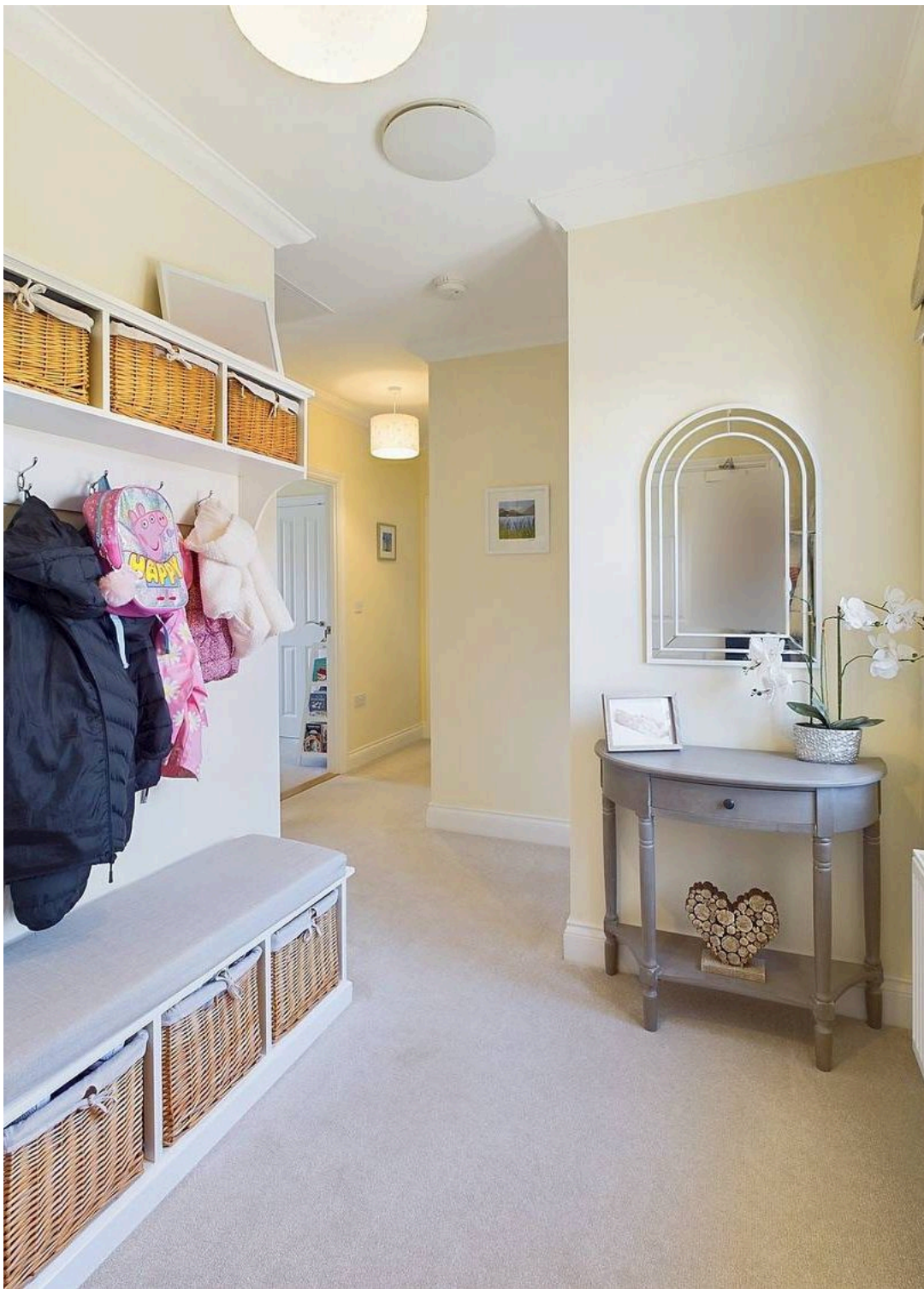
SETTING THE SCENE

A communal parking area can be found to the rear of the building, with two dedicated and allocated parking spaces included. The exterior is well maintained, with planting to soften the landscape, and a secure entry system into the communal entrance.

THE GRAND TOUR

Stepping inside, the hall entrance is a fantastic and inviting space, with fitted carpet and a recessed barrier door mat. There is ample space for coats and shoes, with a window ensuring excellent natural light. A built-in cupboard offers storage, with the loft access hatch above, and doors to the bedrooms and living space. Starting in the kitchen/living area, this well proportioned room allows for dining space and room for soft furnishings which sit on top of fitted carpet. Tiled flooring sits in the kitchen area, with a range of wall and base level units, along with appliances including an inset electric ceramic hob, built-in eye level electric double oven, dishwasher, washer/dryer and fridge/freezer. The family bathroom sits adjacent, with attractive half tiled walls and a mixer shower tap over the bath.





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Blofield, Norwich

The second bedroom is carpeted and includes a built-in wardrobe, whilst the larger bedroom offers a matching style with a built-in wardrobe an en suite access. With matching tiling, the en suite shower room includes a heated towel rail.

FIND US

Postcode : NR13 4TX

What3Words : ///garage.realm.dinosaur

VIRTUAL TOUR

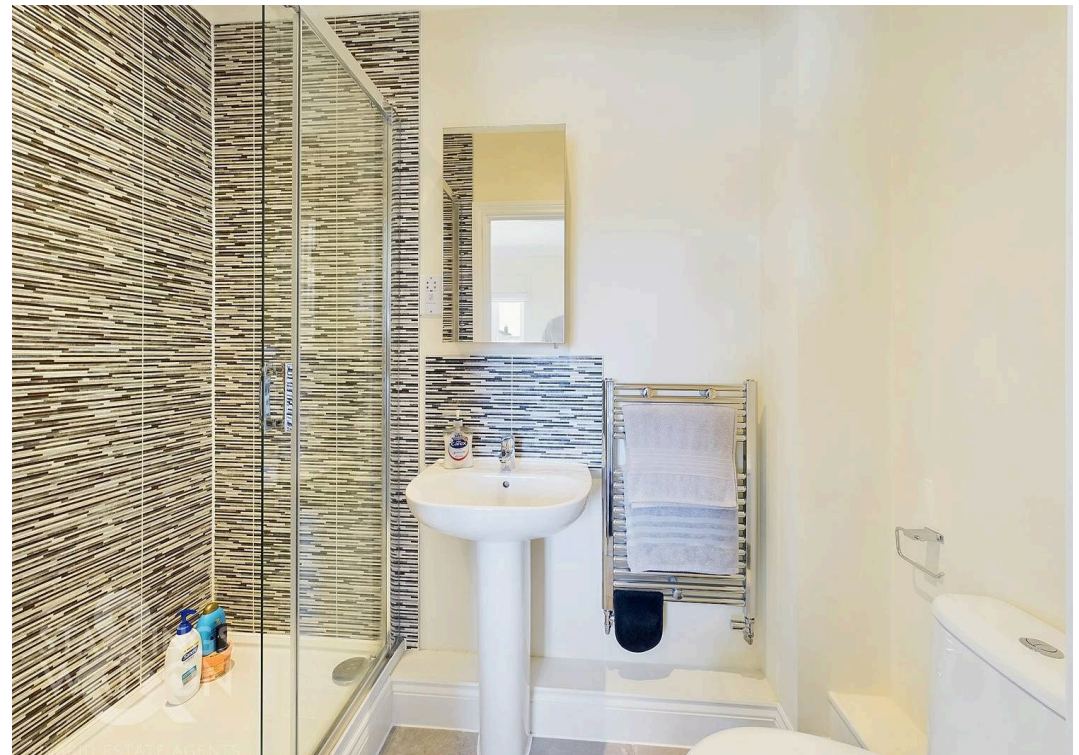
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis with approximately 119 years remaining. The annual service charge and ground rent is charged in the region of £1200 PA.

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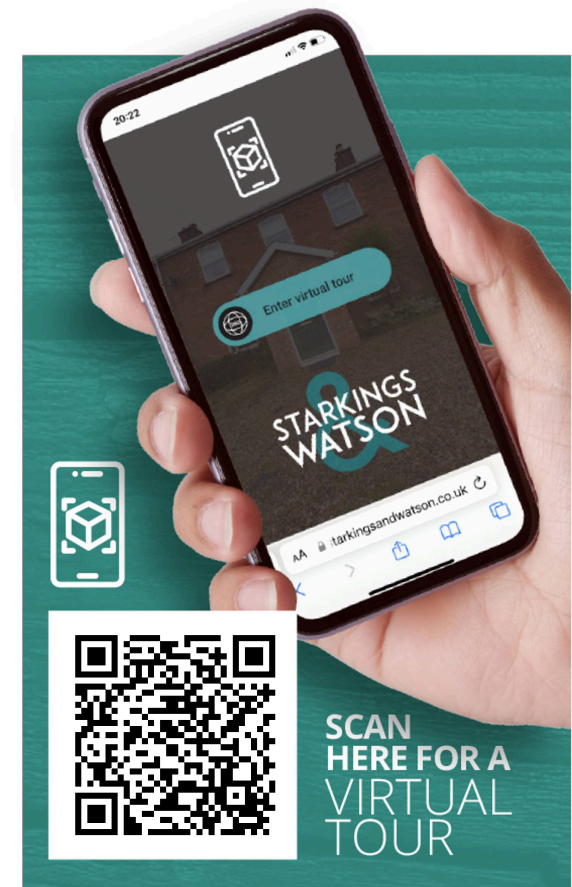
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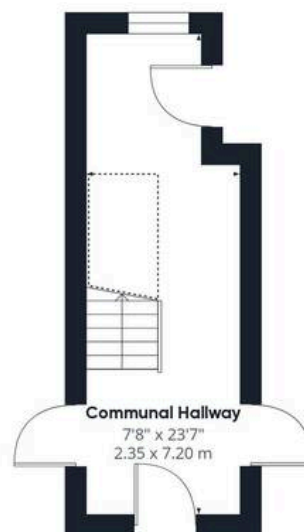




THE GREAT OUTDOORS

Whilst there is no private garden included with the property, there is ample green space within the development, along with a variety of walks as you head into the village.



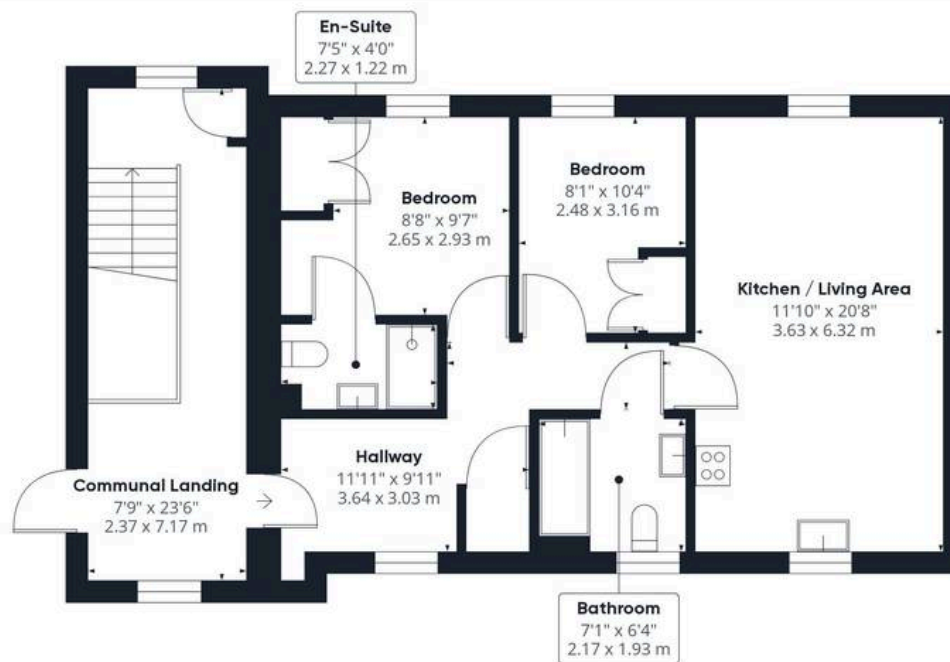


Ground Floor

Approximate total area⁽¹⁾

637.45 ft²

59.22 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.