

# MISSION HALL CLOSE

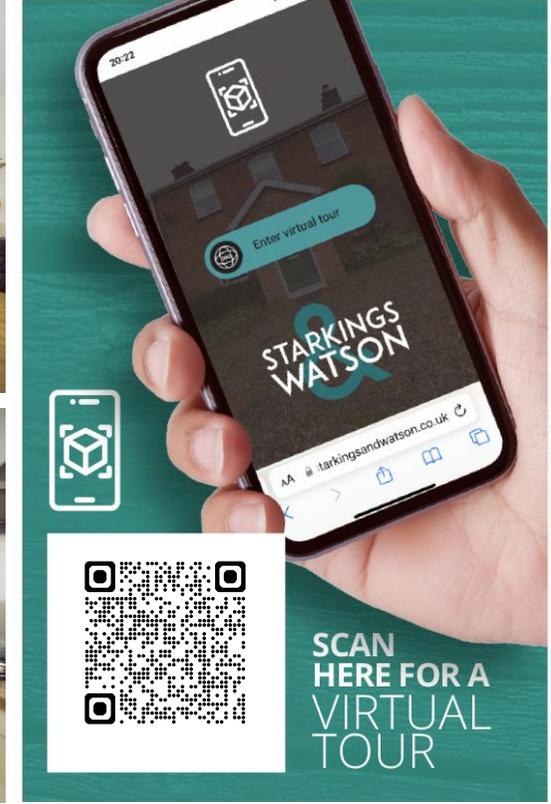
## Blofield, Norwich NR13 4PH

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON

- No Chain!
- Stunning Chapel Conversion
- 25' Open Plan Living Space
- Separate W.C & Utility Room
- 26' Garden Room with Vaulted Ceiling
- Three Bedrooms
- En Suite & Family Bathroom
- Enclosed Garden & Two Parking Spaces

### IN SUMMARY

NO CHAIN. Converted just over three years ago, this STUNNING FORMER CHAPEL offers over 1140 Sq. ft (stms) of accommodation, and an IMPRESSIVE FACADE which is enjoyed from the private GARDENS. Converted to a HIGH SPECIFICATION, the property enjoys a FANTASTIC POSITION close to the village SCHOOLS and SHOPS, whilst including TWO ALLOCATED PARKING SPACES. Inside, a hall entrance with storage leads to a W.C, 25' OPEN PLAN KITCHEN/LIVING area which includes a FULLY FITTED KITCHEN with APPLIANCES, separate UTILITY ROOM and the 26' GARDEN ROOM - sitting under a vaulted ceiling, with FRENCH DOORS onto the GARDEN and EXPOSED BRICK WORK. Upstairs, THREE SPACIOUS BEDROOMS lead off the landing, with an EN SUITE and BUILT-IN WARDROBES to the main bedroom, and further family bathroom.

### SETTING THE SCENE

This select development offers a tree lined frontage, with two allocated parking spaces on the right as you enter - directly outside the property. Stairs lead up to

an attractive raised pathway with wrought iron railings.

### THE GRAND TOUR

Wood effect flooring runs through the hall entrance, complete with two built-in storage cupboards, and stairs to the first floor landing. A useful W.C leads to the left, with a modern white two piece suite and tiled splash back. The open plan living space forms the majority of the ground floor, complete with wood effect flooring, a further useful storage cupboard and high ceilings. The kitchen area allows for dining space, along with an L-shape arrangement of kitchen units, incorporating an inset gas hob and built-in electric oven, matching up-stands, integrated fridge freezer and dishwasher. An enclosed utility room leads off, providing further storage, space for laundry appliances and access to the outside. Finishing the ground floor, double doors open to the garden room which almost stretches the width of the property - complete with a vaulted ceiling, exposed brick work, tiled flooring and French doors to the rear. Upstairs, the carpeted landing leads to all three bedrooms, with the loft access hatch above. The main bedroom is carpeted and complete with built-in wardrobes and a velux window to front. An en suite leads off, with a three piece suite, tiled splash backs and heated towel rail. The two rear bedrooms offer a similar finish with fitted carpet and velux windows. The family bathroom is completed with a three piece suite, tiled splash backs and wood effect flooring.



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### THE GREAT OUTDOORS

Fully landscaped, the rear garden has been completed in a low maintenance style, incorporating paving, shingled expanses and brick built raised beds. Enclosed with timber panelled fencing, a gate leads to front, and access can be found to the side.

### 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 4PH

What3Words : ///many.tadpoles.knitted

### VIRTUAL TOUR

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

### AGENTS NOTE

An annual service charge in the region of £350 PA is applicable for the upkeep of the communal green space on the development.

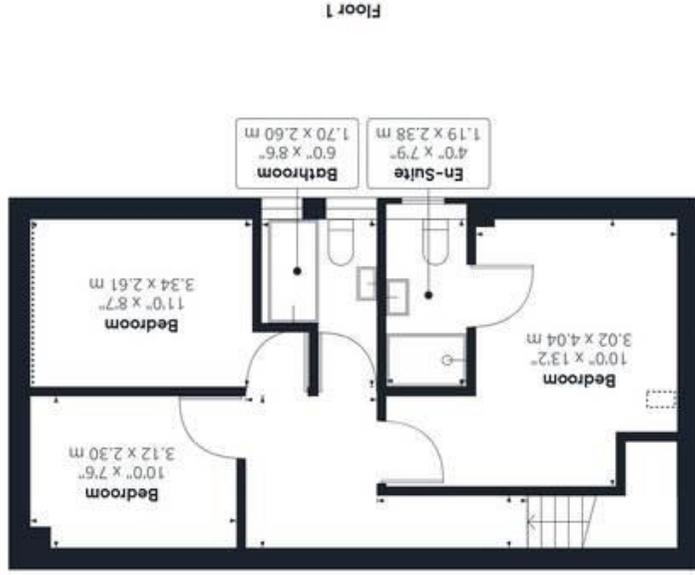
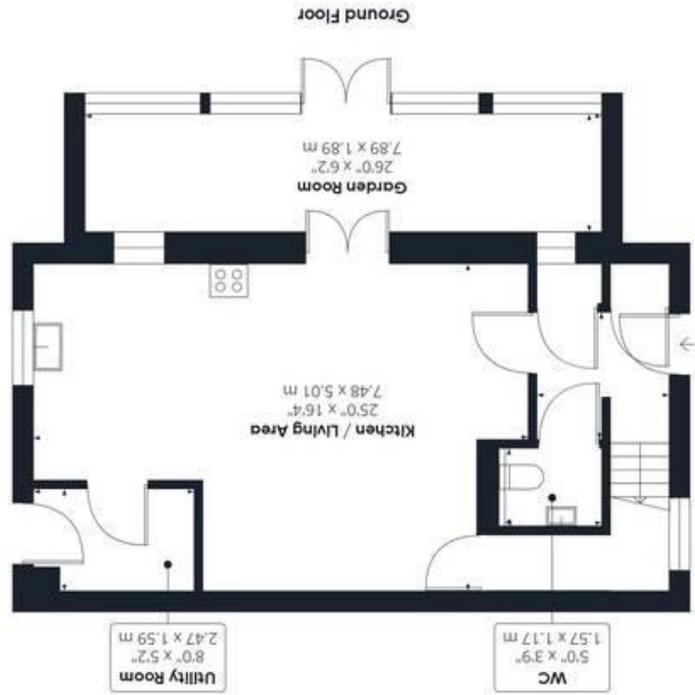
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Price:



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Approximate total area<sup>m</sup>  
 1146.57 ft<sup>2</sup>  
 106.52 m<sup>2</sup>  
 Reduced headroom  
 4.41 ft<sup>2</sup>  
 0.41 m<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
 (below 1.5m/4.92ft)

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.

