



Woodbastwick Road, Blofield - NR13 4QH

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Woodbastwick Road

Blofield, Norwich

NO CHAIN. EXTENDED and OPEN PLAN, this DETACHED BUNGALOW offers an IMMACULATE INTERIOR, with parking, integral GARAGE and PRIVATE NON-OVERLOOKED GARDENS. With a PORCH ENTRANCE, an opening takes you into the SITTING ROOM, with an open plan STUDY/DINING AREA. The KITCHEN has been RE-FITTED with ample built-in cupboard storage and INTEGRATED COOKING APPLIANCES. The THREE BEDROOMS sit to the rear with GARDEN VIEWS, whilst the LUXURY FAMILY BATHROOM completes the property with a separate BATH and SHOWER. Outside, the GARDEN is well stocked and PRIVATE.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow in Favoured Village
- Garage & Parking
- Non-Overlooked Rear Garden
- Open Plan Living
- Modern Fitted Kitchen
- Three Bedrooms
- Family Bathroom with Shower

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 with low level timber fencing on the front and side boundaries. The brick weave driveway offers off road parking and access to the main property and integral garage.



THE GRAND TOUR

Heading inside, the uPVC double edged entrance door leads to a porch entrance with tiled flooring, which in turn opens up to the main living space. The sitting room is finished with fitted carpet and a uPVC double glazed window to front. The dining room is open plan with ample space for a study area and a dining table, with a window facing to side. The three bedrooms sit to the rear, whilst an inner hallway takes you to the re-fitted kitchen. Comprising an L-shaped range of wall and base level units, with an inset electric ceramic hob and built-in eye level electric double oven with space for general white goods. This dual aspect room also offers access to the outside through the side door, and a built-in storage cupboard to one side. The bedroom accommodation is all finished with carpet and uPVC double glazed windows onto the garden. The family bathroom offers a re-fitted modern white four piece suite including storage under the sink unit, double ended bath and shower cubicle with twin head thermally controlled rainfall shower, tiled splash packs and flooring, along with the heated towel rail.

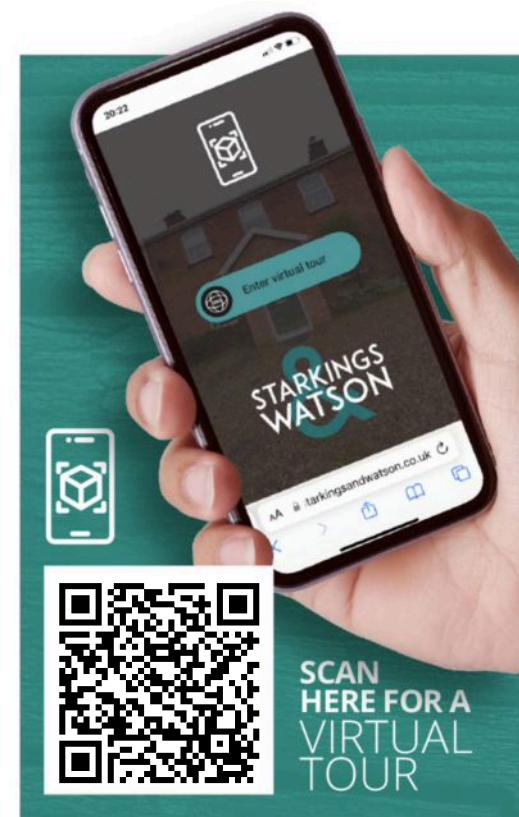
FIND US

Postcode : NR13 4QH

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VIRTUAL TOUR

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



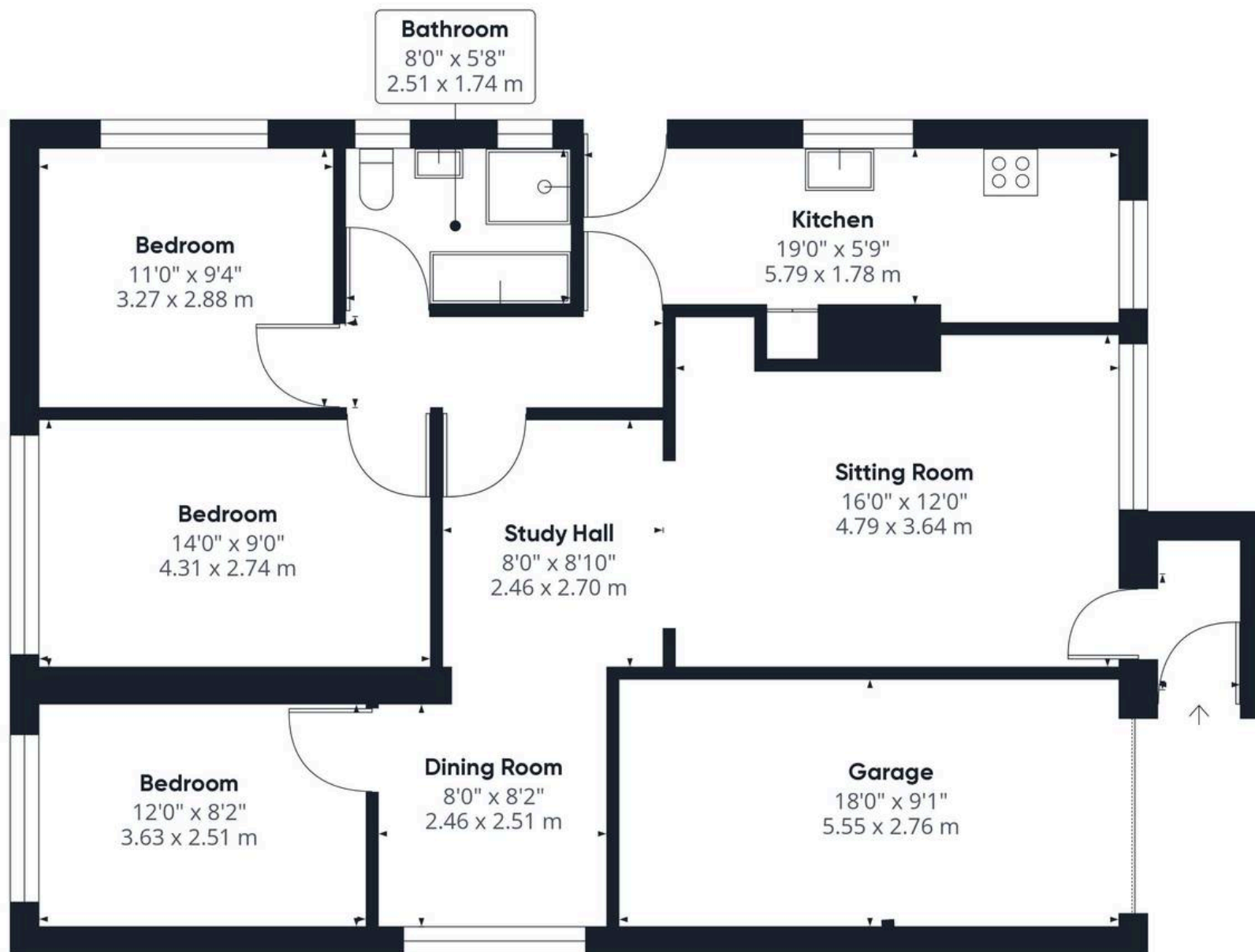




THE GREAT OUTDOORS

The rear garden is a fully enclosed lawned expanse, With hedged and fenced boundaries. A patio area sits to one corner to enjoy the afternoon sun. The integral garage offers an up and over door front, power and lighting.





Approximate total area⁽¹⁾

1058.63 ft²
98.35 m²

(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 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.