



Borton Road, Blofield - NR13 4RU

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Borton Road

Blofield, Norwich

NO CHAIN. This DETACHED BUNGALOW enjoys a LIGHT and BRIGHT INTERIOR, with over 800 Sq. ft (stms) of accommodation. Set back from the road with a LARGE TANDEM DRIVEWAY, off road parking can be found, with GARDEN ACCESS. The accommodation is complete with gas fired CENTRAL HEATING and uPVC double glazing. The HALL ENTRANCE leads to the 14' DUAL ASPECT SITTING ROOM, open plan DINING ROOM, and FITTED KITCHEN. THREE BEDROOMS lead off the hall, including a separate W.C and family bathroom. To the rear, the GARDENS are PRIVATE and NON-OVERLOOKED.

Council Tax band: C

Tenure: Freehold

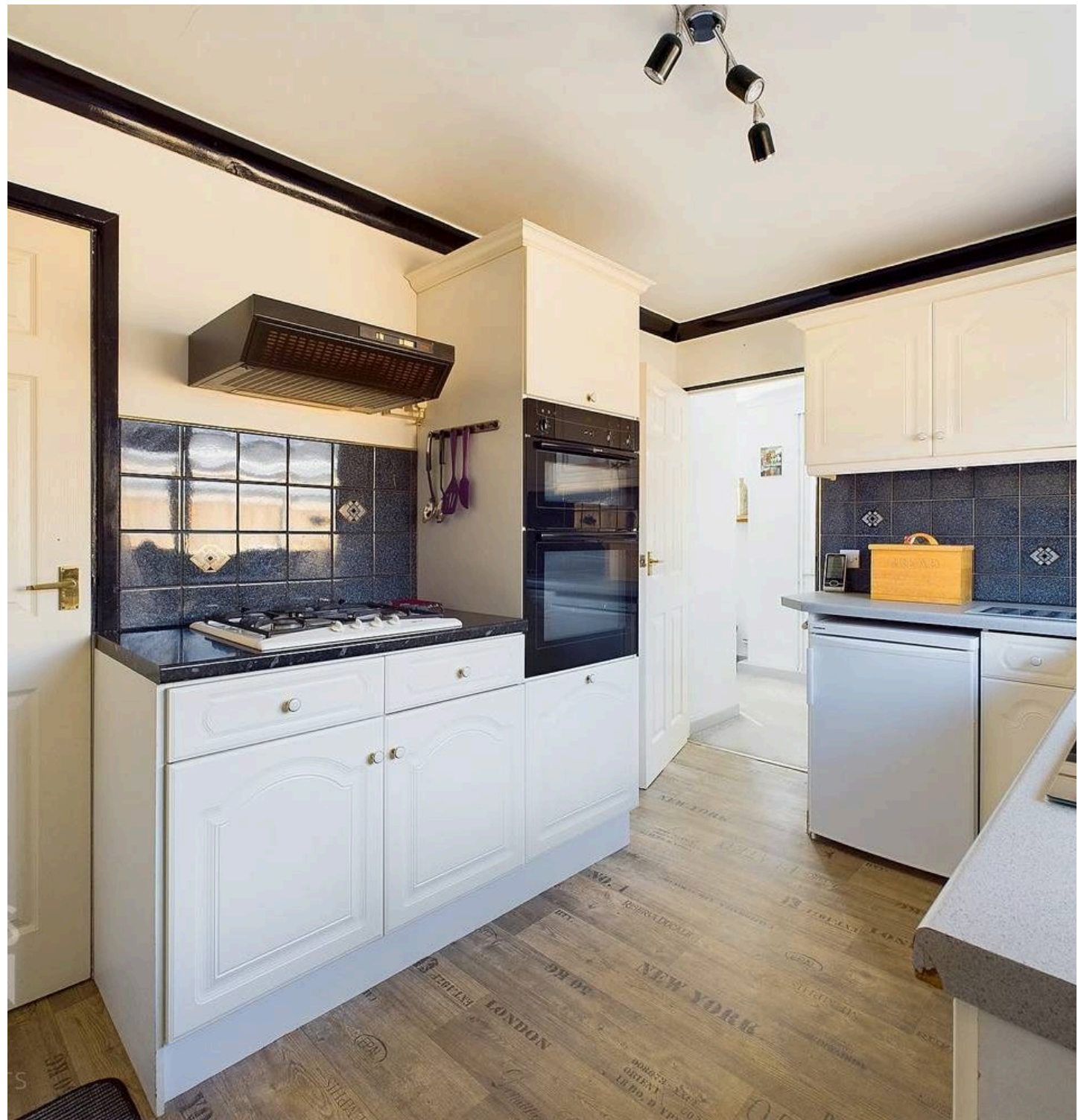
EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow
- Cul-De-Sac Location
- Open Plan Sitting/Dining Room
- Fitted Kitchen with Side Access
- Three Bedrooms
- Separate W.C & Shower Room
- Enclosed Private Gardens

The Broadland Village of Blofield Heath 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 along with the village of Blofield offers a wide range of amenities including a village school, local shops, garden centre and an Indian restaurant, and licensed family social club. Blofield Heath is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

SETTING THE SCENE

A resin driveway offers tandem parking to the side of the bungalow, with a lawned front garden including mature hedging and shrubbery. Access leads to the adjoining garage and gated rear garden.



THE GRAND TOUR

Heading inside via the main side entrance door which sits opposite the driveway, you step into a carpeted hall entrance, with built-in storage and the loft access hatch above. The first door immediately off the main hall is the sitting room, sitting at the front of the bungalow including a large picture window to front and further window to side, centred on a feature fireplace. Fitted carpet runs through the living space and into the open plan dining room which is also flooded with natural light via the front facing window. A door takes you into the adjacent kitchen which offers a range of wall and base level units, with integrated cooking appliances including a gas hob and built-in eye level electric double oven, with space for general white goods including a fridge and washing machine. A door leads onto the adjacent driveway and a door also takes you back into the hall entrance. The three bedrooms lead off the hallway to the rear of the bungalow with two of the bedrooms finished with fitted carpet and one with wood effect flooring completing the property. A separate W.C and family bathroom with tiled splashbacks, storage under the hand wash basin, and heated towel rail.

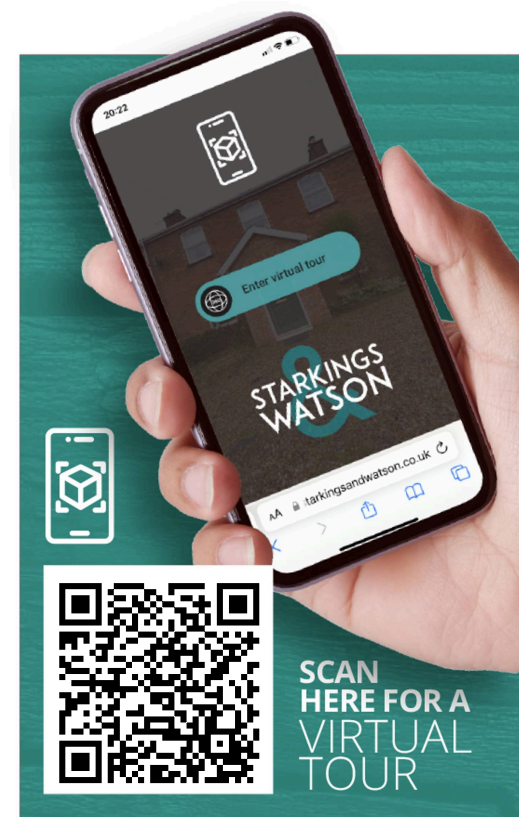
FIND US

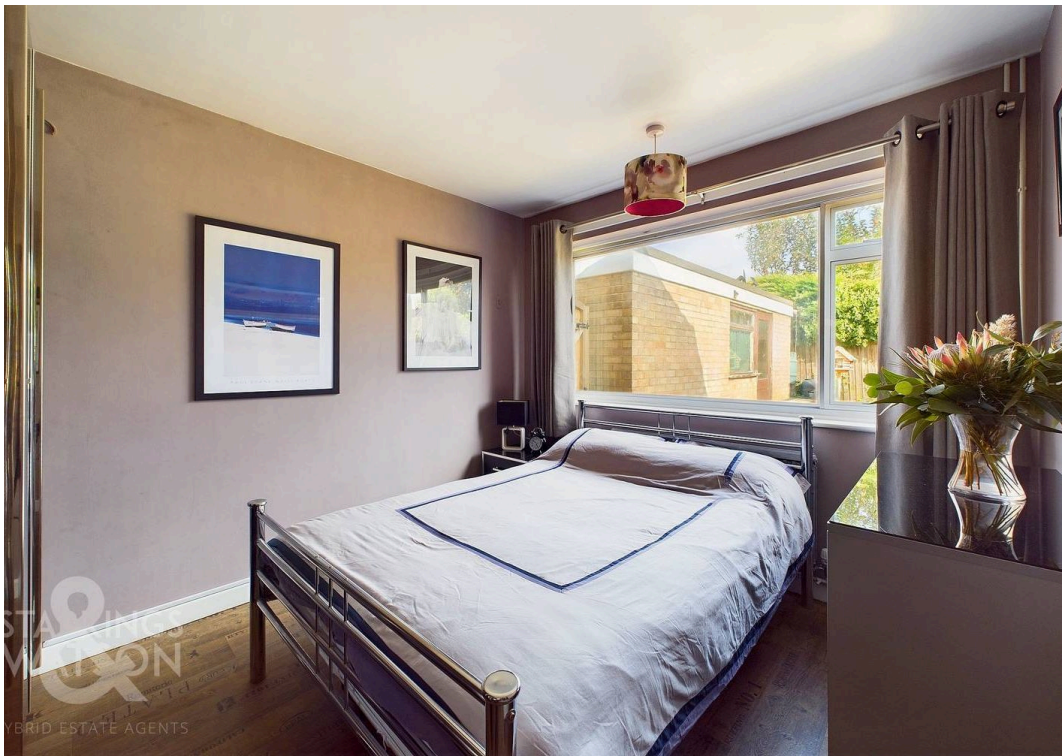
Postcode : NR13 4RU

What3Words : ///cackling.styled.mascot

VIRTUAL TOUR

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



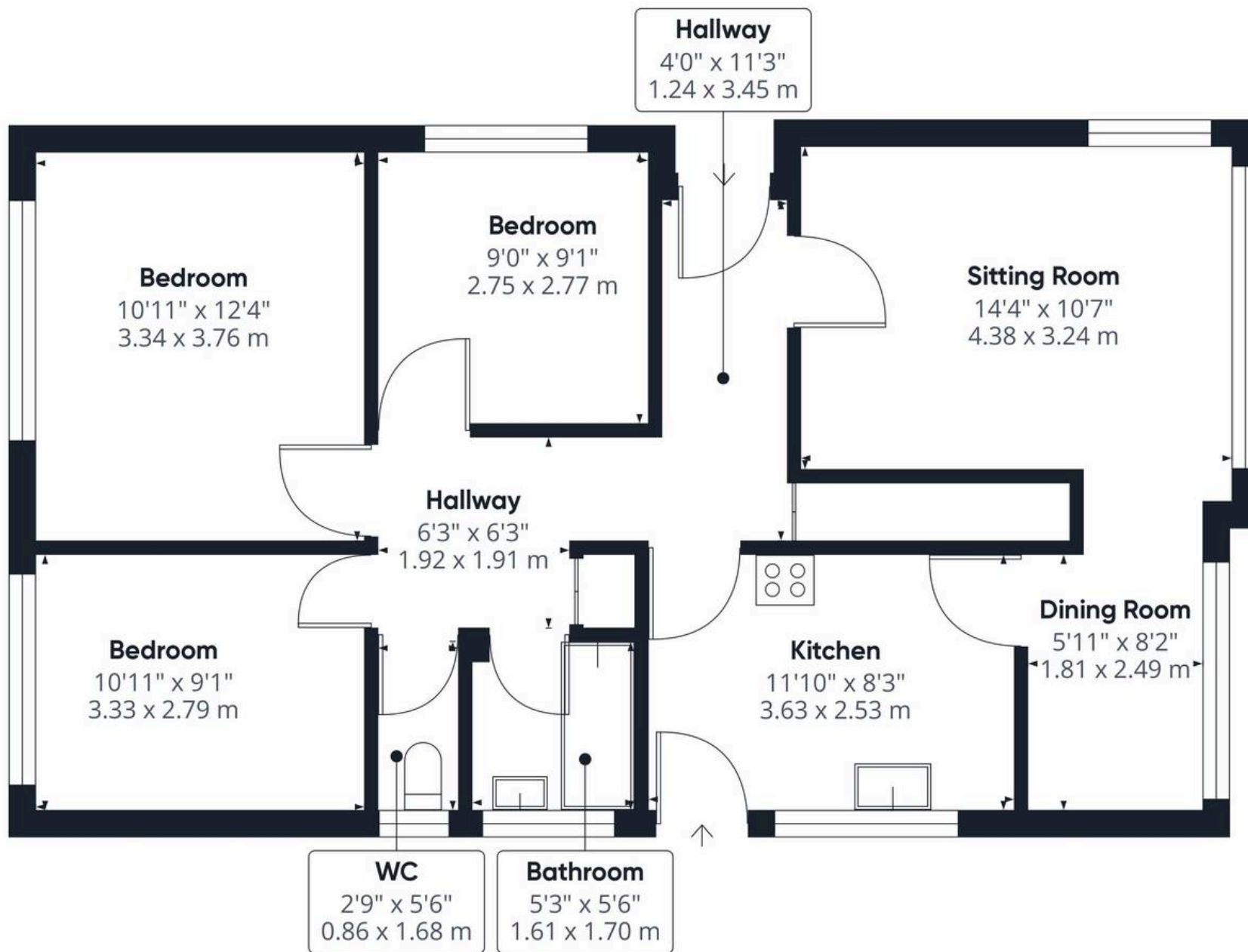




THE GREAT OUTDOORS

To the outside, the rear garden remains private and non-overlooked whilst being fully enclosed with timber panel fencing and laid to lawn. A footpath leads to the gated side access where the driveway can be found along with the side door into the garage, which offers a window to side and up and over the front.





Approximate total area⁽¹⁾

805.79 ft²

74.86 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.

Calculations are based on RICS IPMS 3C standard.

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.