

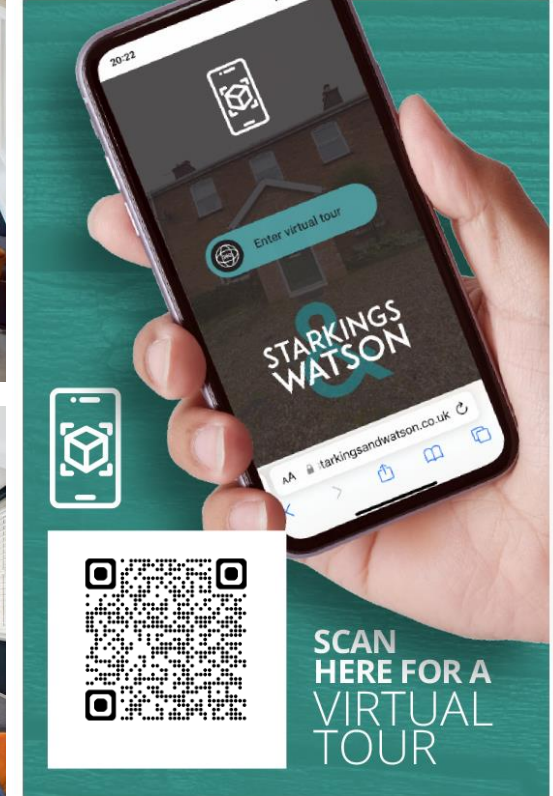
DANESBOWER LANE

# Blofield, Norwich NR13 4LP

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi-Detached Chalet Style Home
- Contemporary Interior with Modern Finish
- Open Plan Living
- Fitted Kitchen with Appliances
- Mezzanine Style Bedroom
- En Suite Bathroom with Shower
- Fully Enclosed Private Gardens
- Residents Parking & Garage

#### IN SUMMARY

With a STUNNING CONTEMPORARY INTERIOR, this QUIRKY CHALET STYLE HOME offers VAULTED CEILINGS to the main living space and bedroom. With PARKING, en-bloc garage and a GREAT SIZED GARDEN, this IDEAL STARTER HOME really is something special. From its ELEVATED POSITION you enter the property straight into the main living space, with your eyes drawn to the GALLERIED BEDROOM above. The VAULTED CEILING extends over the dining area, whilst a lower level ceiling creates a COSY SNUG STYLE sitting area. The KITCHEN runs across the rear of the property, with AMPLE STORAGE and GARDEN ACCESS. Upstairs, the GALLERIED BEDROOM includes storage, with the VELUX WINDOW adding natural light, and the rear window offering garden views. The FAMILY BATHROOM includes HERRINGBONE STYLE aqua board splash backs and a SHOWER over the bath. The REAR GARDEN offers a FANTASTIC LAWNED GARDEN with patio seating.

#### SETTING THE SCENE

Occupying an elevated position within a terraced row of similar properties, residents parking and en bloc garages can be found towards the front of the development, with a shingle pathway leading to the lawned front garden and entrance. A useful brick built storage shed forms part of the porch, whilst a rear gated access leads from the garage to the garden.

#### THE GRAND TOUR

The ground floor is predominantly open plan with a vaulted ceiling flooded with natural light via the front facing velux window and recessed spotlighting. The main sitting area includes fitted carpet underfoot, with ample space for soft furnishings and a dining table with windows in front, and attractive contemporary decor. A door takes you through to the rear facing kitchen offering a modern fitted range of wall and base level units, with wood effect work surfaces and integrated cooking appliances including an inset electric ceramic hob and built-in electric oven. Space is provided for a washing machine, tumble dryer and fridge freezer, with the wall mounted gas fired central heating boiler to one corner and a window and door leading out to the rear garden. Heading upstairs, the bedroom is presented in a mezzanine style creating a galleried landing to the ground floor, flooded with natural light via the front facing velux window and a further window to rear. Fitted carpet runs underfoot whilst the bedroom area also enjoys a vaulted ceiling. Leading off from the bedroom is a useful storage cupboard and a door into the family bathroom. Re-fitted and



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modernised in recent years, this striking bathroom offers a white three piece suite with storage under the sink unit and a thermostatically controlled shower with glazed shower screen over the bath. Attractive aqua-board splashbacks in a herringbone design create a feature wall, whilst the bathroom also offers a window to side and heated towel rail.

#### THE GREAT OUTDOORS

A fantastic planted rear garden can be found mainly laid to lawn, with planted borders and timber fence boundaries to both sides. A patio area and raised decking leaves from the rear kitchen door, with a further patio area to the far end of the garden, with the gated access leading to the en bloc garage.

#### 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 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 4LP

What3Words : ///hounded.best.trinkets

#### 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.

Calculations are based on RICS IPMS 3C standard.

Reduced headroom:  
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

**Approximate total area<sup>1</sup>**

522.36 ft<sup>2</sup>  
48.53 m<sup>2</sup>

**Reduced headroom**

335.62 ft<sup>2</sup>  
2.9 m<sup>2</sup>

