

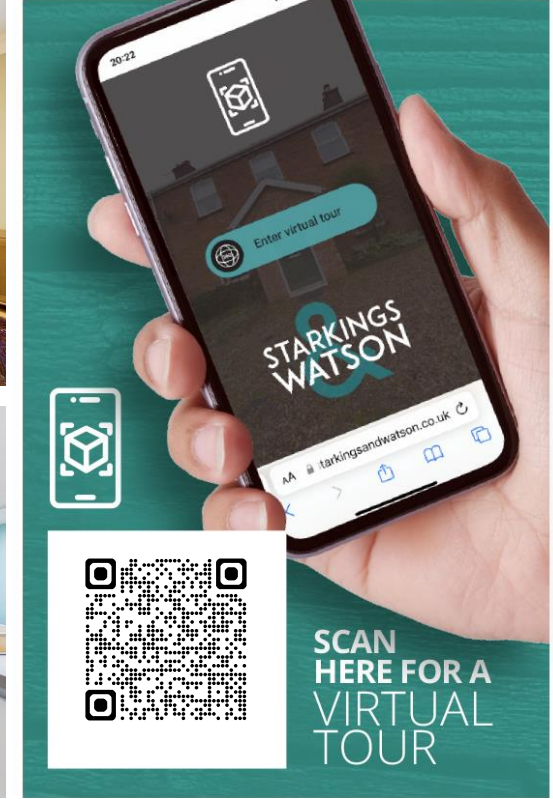
BLOFIELD HALL

Hall Road, Blofield NR13 4DD

Freehold | Energy Efficiency Rating : D

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

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STARKINGS & WATSON

- Spacious Home of Over 1090 Sq. ft (stms)
- Gated Community with Communal Gardens
- Parking & Storage Opposite
- Hall Entrance with W.C & Storage
- Open Plan Living
- Modernised Kitchen with Appliances
- Two Double Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

This SPACIOUS PROPERTY enjoys a CORNER PLOT POSITION with PARKING located opposite. Over 1090 Sq. ft (stms) of accommodation can be found within, with a BAY FRONTAGE and OPEN PLAN LAYOUT - easily the size of a three bedroom property. Enjoying a setting within a GATED COMMUNITY, Norwich CITY CENTRE is only a short drive away, whilst lots of COUNTRY WALKS can be enjoyed within the village and around Blofield Hall. The accommodation includes a HALL ENTRANCE with W.C and storage, 17' SITTING ROOM and 23' KITCHEN/DINING ROOM with a BEAUTIFUL UPDATED KITCHEN and built-in storage. Upstairs, TWO LARGE DOUBLE BEDROOMS lead off the landing, including an EN SUITE to one bedroom, and a FAMILY BATHROOM including a SHOWER over the bath.

SETTING THE SCENE

Heading into Blofield Hall, the gated entrance leads to a sweeping driveway with the Hall straight ahead. The main property is located to the left hand side. Visitor parking is on your left, with residents parking

beyond the side of Blofield Hall and opposite the property which is for sale. Within the carport a useful storage shed can be accessed.

THE GRAND TOUR

Heading inside, the hall entrance is finished with wood flooring and a recessed doormat. There is ample space for coats and shoes. Stairs rise to the first floor landing. A door to your right takes you to the ground floor W.C, with a white two piece suite including a further built-in storage cupboard, where the wall mounted central heating boiler can be found. The main living space is open plan and bay fronted, with further windows and French doors to side, whilst wood flooring runs underfoot where there is ample space for soft furnishings and the dining table. The kitchen has been re-fitted in a galley style with extensive storage cupboards and drawers, offering built-in cooking appliances including an electric ceramic hob with an extractor fan above and further built-in electric double oven. An integrated microwave, washing machine and dishwasher are also included, along with space for a fridge freezer. Under-cupboard lighting runs throughout the work surfaces, with attractive up-stands and a useful built-in storage cupboard under the stairs. Heading to the first floor landing, this spacious carpeted room offers recessed spotlighting above with doors leading to the family bathroom and two double bedrooms. The first of the two bedrooms is finished with fitted carpet and a window to the side, with a private en-suite shower room including a white three piece suite with tiled splash backs, thermostatically controlled shower and



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heated towel rail. The larger of the bedrooms is bay fronted with fitted carpet underfoot and a further window to side. The family bathroom offers a white three piece suite including tiled splash backs, mixer shower tap over the bath, and tiled flooring underfoot.

THE GREAT OUTDOORS

The communal grounds offer over 11 acres (stms) of space including various planting, trees, seating areas and of course lawns. Many residents place an outside table close to their home for alfresco dining, whilst many walks can be enjoyed across the gardens.

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 4DD

What3Words : ///embraced.twist.suitably

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge for the upkeep of the communal grounds and shared spaces is charged in the region of £126 PCM. The property utilises LPG heating with one central tank, with metered usage.

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

standard.
Calculations are based on RICS IPMS 3C
plan is for illustrative purposes only.
While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area¹
1091.35 ft²
101.39 m²

