



Danesbower Lane, Blofield - NR13 4LP

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HYBRID ESTATE AGENTS



Danesbower Lane

Blofield, Norwich

NO CHAIN. This GRADE II LISTED HOME exudes CHARACTER and CHARM, having been LOVINGLY RESTORED and CONTEMPORISED, whilst retaining the WARM HOMELY FEEL. Having been RE-THATCHED around 2017, the interior offers close to 1000 Sq. ft (stms) of accommodation, centred around the 17' SITTING ROOM and its GRAND FIRE PLACE. The HIGH GLOSS KITCHEN leads off, with a bedroom/study beyond, along with a ground floor W.C, and LUXURY FAMILY BATHROOM - spacious enough for a BATH and SHOWER. Upstairs, TWO BEDROOMS lead off the landing, alongside a W.C, with the main bedroom sitting under a BEAUTIFUL VAULTED CEILING, and including a feature ROLLED TOP SLIPPER BATH to one corner. The SOUTH WEST FACING GARDEN is enclosed, and ideal for entertaining, with a lawned expanse, and COVERED SEATING AREA.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Grade II Listed Cottage
- Recently Re-Thatched
- Sitting Room with Feature Fireplace
- Modern Fitted Kitchen
- Two/Three Bedrooms
- Luxury Family Bathroom
- Main Bedroom with Slipper Bath
- South West Facing Garden

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.

SETTING THE SCENE

Occupying a sweeping corner position, this imposing detached cottage enjoys off road parking to front and gardens to rear.



THE GRAND TOUR

As you step inside, the property exudes character and charm whilst being finished with various modern touches. The hall entrance offers a tiled flooring underfoot, and stairs rise into the first floor landing, with doors leading off to the main living accommodation. The sitting/dining room is centred on a grand brick built inglenook fireplace, with a timber beam above, and dual aspect windows to the front and rear, along with a door into the rear garden. Tiled flooring runs underfoot, whilst exposed timber beams can be found above. The kitchen sits to one side offering a contemporary range of wall and base level units with high gloss fronts, and dual aspect windows to the front and side. Integrated cooking appliances include a gas hob and electric oven, with space for general white goods including a washing machine and dishwasher, whilst the fridge freezer is integrated. A utility/boot room area leads off with space for further appliances and a door to the rear garden, with a ground floor study/bedroom offering a range of uses whilst including views over the rear garden. Back to the hall entrance, a W.C sits adjacent to the stairs, with a heated towel rail and tiled splash backs, whilst the main family bathroom offers a bath and double shower cubicle, complete with a twin head thermostatically controlled rainfall shower, and Aqua board splash-backs.

Upstairs the carpeted landing offers dual aspect views to front and side with doors leading off to the two bedrooms - including the main bedroom sitting under a vaulted ceiling with exposed timber beams and its feature slipper bath, and the second bedroom offering built-in wardrobe space and a vanity unit with storage. Completing the upstairs is a WC. with tiled splash-backs.

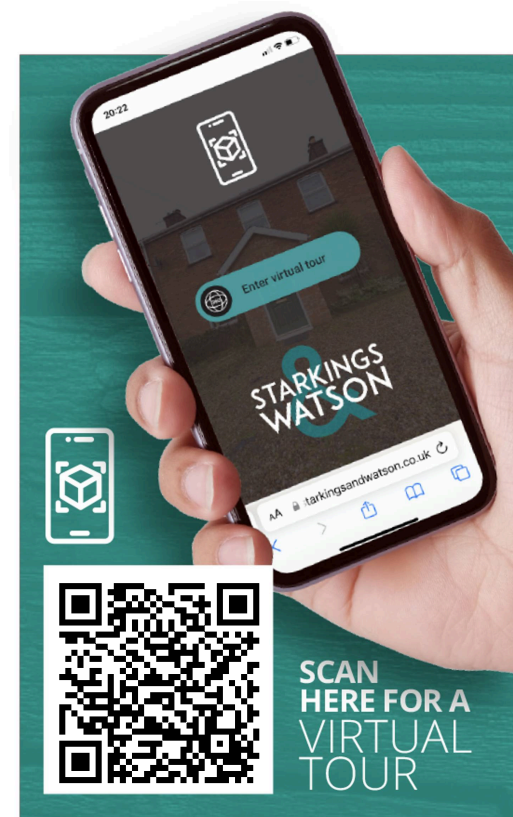
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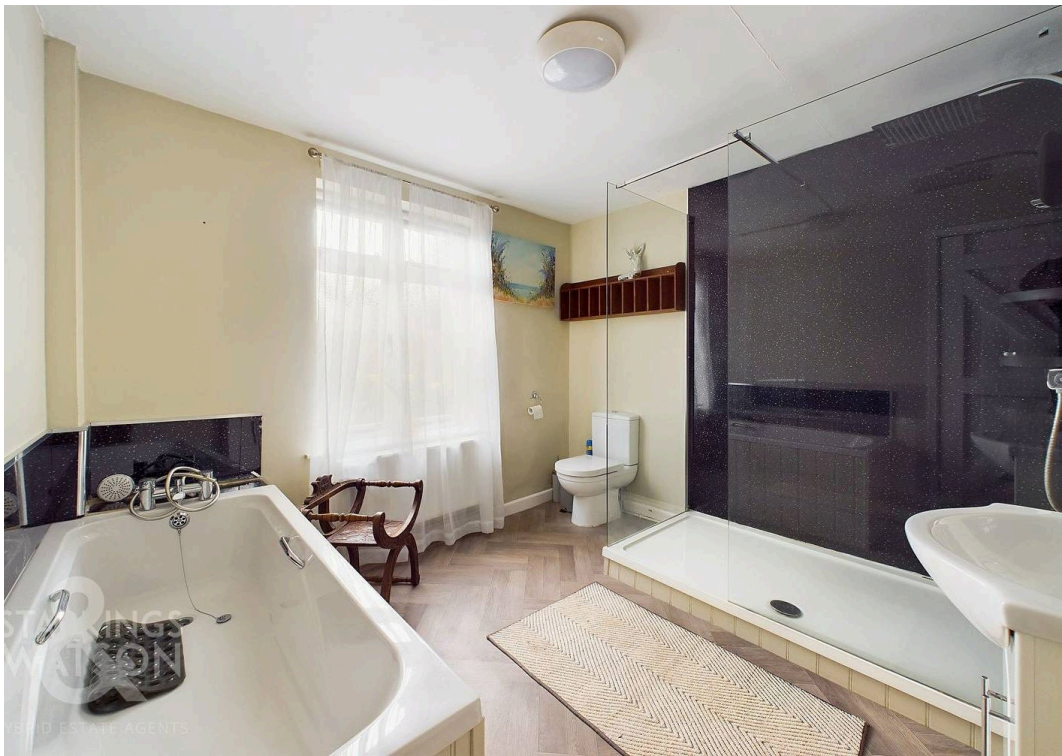
Postcode : NR13 4LP

What3Words : ///buffoon.crinkled.scorc

VIRTUAL TOUR

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



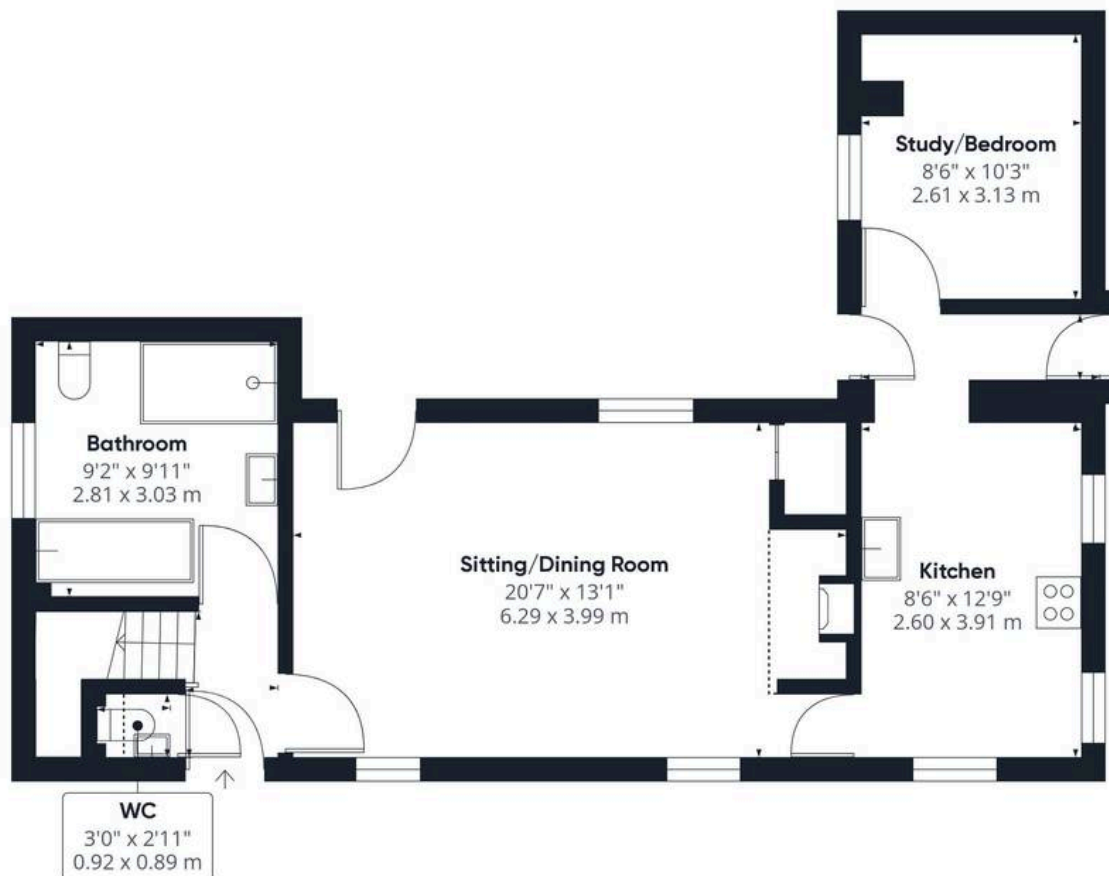




THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing whilst being mainly laid to lawn, including a range of mature planting and shrubbery to the borders. A patio area leads from the main sitting room, with a timber pergola style covered area creating sheltered seating in the summer months. Enjoying the south west sun there is huge potential to further landscape the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

993.39 ft²
92.29 m²

Reduced headroom

126.6 ft²
11.76 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.