



Harker Way, Blofield - NR13 4QZ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Harker Way

Blofield, Norwich

NO CHAIN. This DETACHED FAMILY HOME which has been extended to take in the STUNNING FIELD VIEWS TO SIDE AND REAR. Within WALKING DISTANCE to AMENITIES, the accommodation comprises a hall entrance, open plan SITTING ROOM SPANNING OVER 25ft with a delightful DUAL ASPECT, sun room with SLIDING DOORS to the garden, TWO DOUBLE BEDROOMS of which one is EN SUITE, family bathroom, and FITTED KITCHEN with a door to a LOBBY/UTILITY AREA on the ground floor. The first floor includes TWO FURTHER DOUBLE BEDROOMS with two EAVE STORAGE CUPBOARDS. The property is TUCKED AWAY to one corner of HARKER WAY in the popular village of BLOFIELD HEATH, which boasts EXCELLENT SCHOOLING and easy access to the A47 to commute to GREAT YARMOUTH and NORWICH CITY CENTRE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached Chalet
- Extended Accommodation
- Excellent Location Close to Amenities
- Stunning Field Views
- Wrap Around Gardens
- Three/Four Bedrooms
- Ample Off Road Parking & Garage



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

Occupying a cul-de-sac position, the property is set back into the far corner with a brick weave driveway offering tandem parking and access to the single garage. A further shingled area offers additional parking, with the lawned gardens wrapping around the front and side of the property, with a hint of the distant field views which can be enjoyed beyond

THE GRAND TOUR

Stepping inside, the hall entrance offers a useful built-in storage cupboard with stairs rising to the first floor landing. The main living accommodation can be found straight ahead, with a ground floor bedroom offering views to front, situated to your right hand side. Sitting opposite is the family bathroom with a three piece suite including a shower over the bath and tile splash-backs creating the option for ground floor bedroom accommodation. The kitchen offers a galley style layout with a range of wall and base level units to both sides, including integrated cooking appliances with an inset electric ceramic hob and built-in electric oven. Space is provided for general white goods with tiled splash backs





Harker Way

Blofield, Norwich

running around the work surfaces and underfoot. A side door leads to a useful lobby/utility room with space for laundry appliances and a door leading to the front driveway. The main sitting room is open plan with two main rooms including a sitting room and garden room section, with windows to side, and sliding patio doors to the rear - offering panoramic field views beyond. A further ground floor bedroom is tucked away at the rear which is double in size and includes an en suite shower room with a three piece suite with tiled splash-backs. Heading upstairs, two further bedrooms lead off the landing with built-in eaves storage cupboards to the front and rear.

FIND US

Postcode : **NR13 4QZ**

What3Words : [///punctual.producing.wrong](https://www.what3words.com/#!/punctual.producing.wrong)

VIRTUAL TOUR

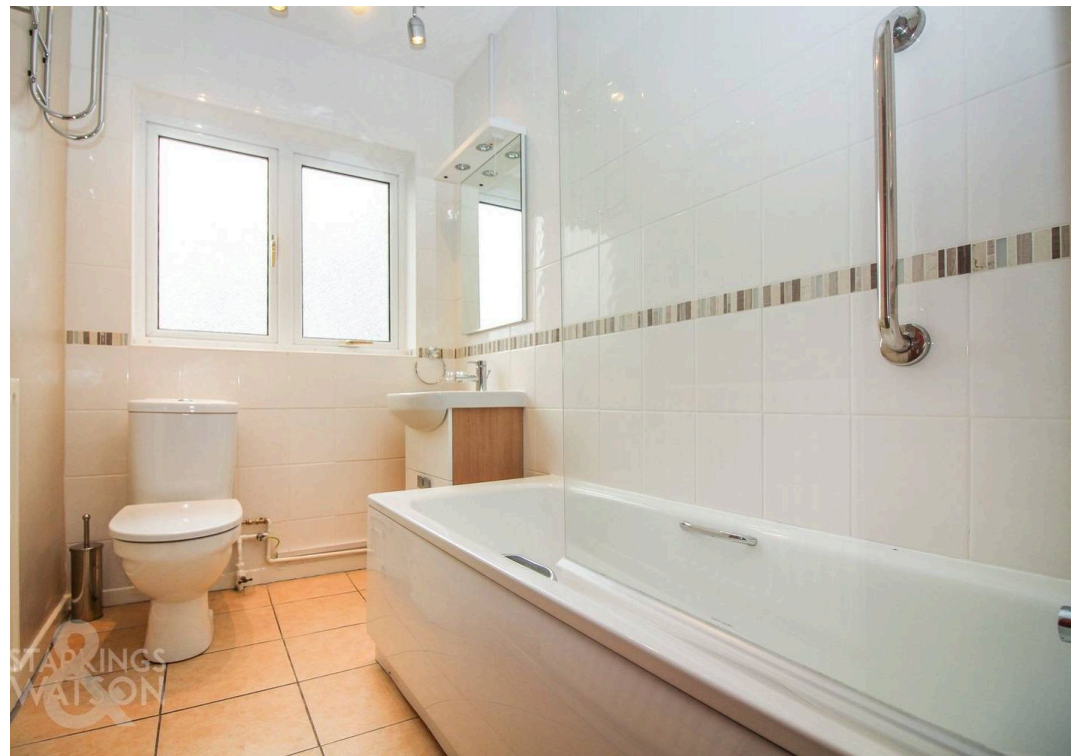
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

In December 2012 CNC Building Control signed off on works carried out under the description "Replacement of defective oversite & drainage to ground floor shower room". This was classed as subsidence by the insurer at the time.

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS





THE GREAT OUTDOORS

Leaving the property via the sun room sliding doors, a brick weave patio welcomes you into the garden where field views can be enjoyed to side and rear. The gardens are laid to lawn with a range of flower bedding, trees, shrubbery and entertaining areas for all times of the day. The gardens is finished with a greenhouse, storage shed included in the sale and timber panel fencing to the boundaries. The garage offers an up and over door to front, window to rear, door to side, power and lighting.

Garage - Single Garage

Driveway - 4 Parking Spaces



20:22

Enter virtual tour

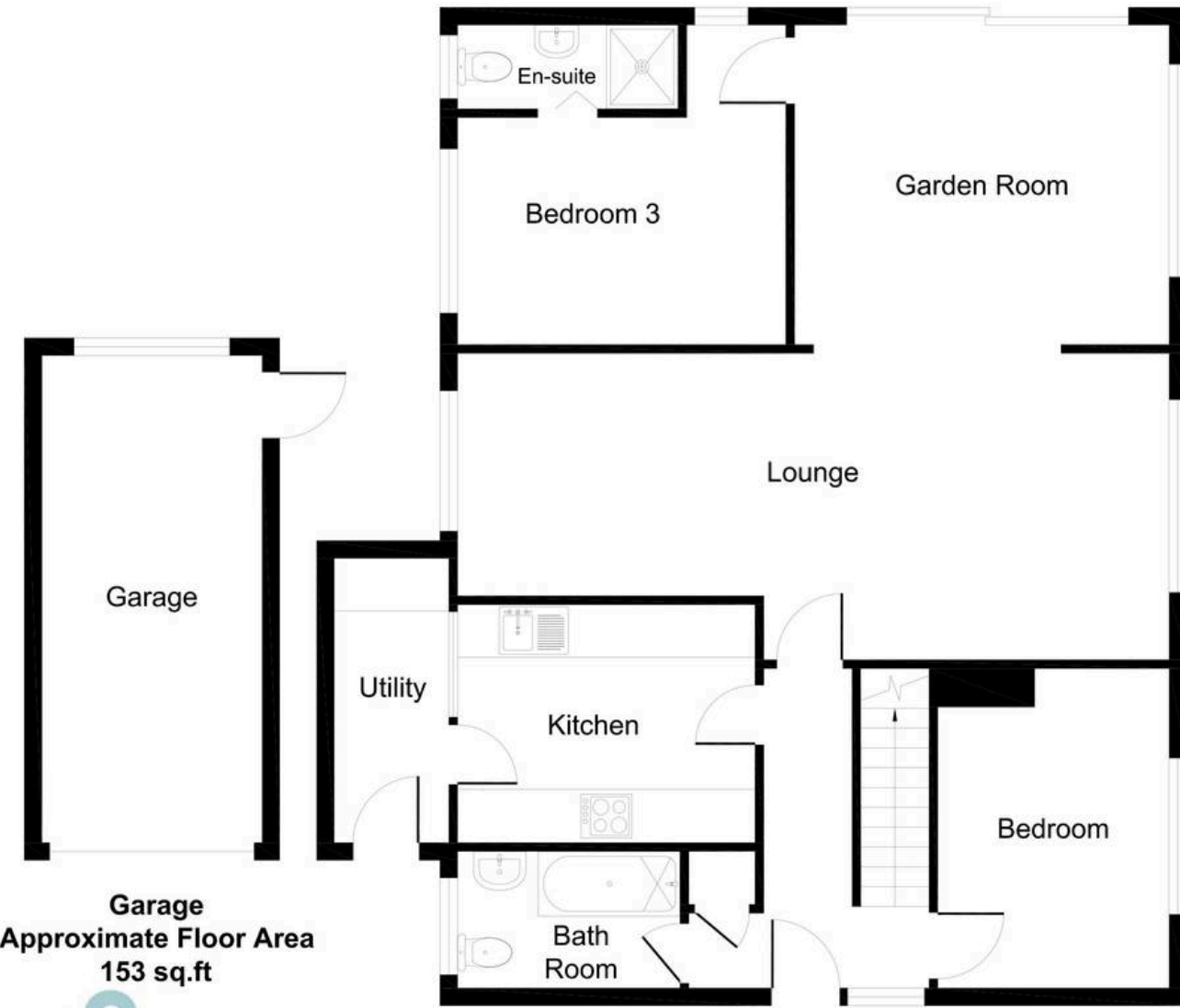
STARKINGS & WATSON

starkingsandwatson.co.uk

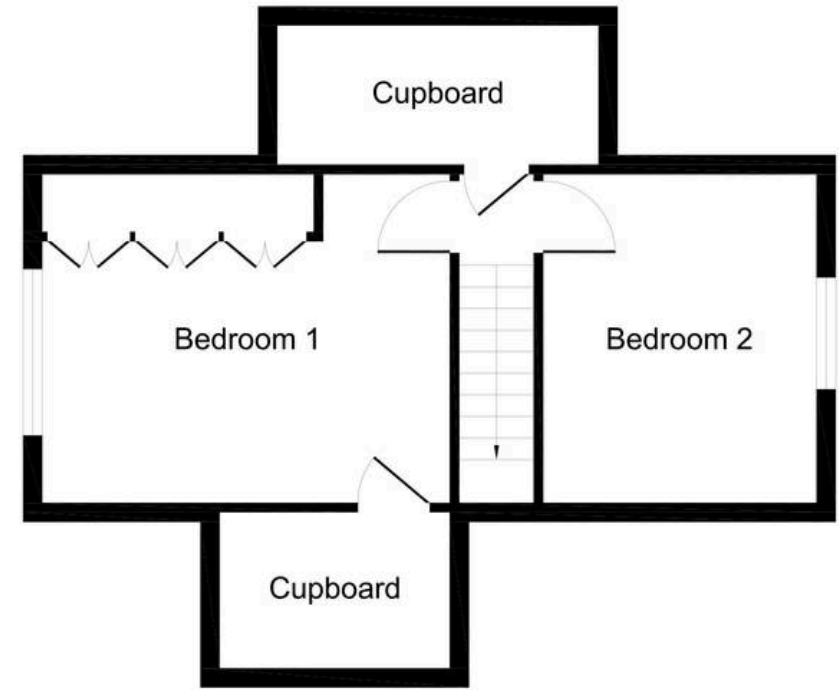
starkingsandwatson.co.uk



SCAN HERE FOR A VIRTUAL TOUR



Ground Floor
 Approximate Floor Area
 1030 sq.ft



First Floor
 Approximate Floor Area
 410 sq.ft

Garage
 Approximate Floor Area
 153 sq.ft





Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.