



Chapel Court Globe Lane, Blofield - NR13 4JW

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HYBRID ESTATE AGENTS



## Chapel Court Globe Lane

Blofield, Norwich

This IMMACULATE and WELL KEPT first floor flat enjoys a place on this WELL KEPT DEVELOPMENT with manageable service charges. COMMUNAL GARDENS, a brick built storage shed, visitor and ALLOCATED PARKING are included on the development, whilst the property is extremely spacious, with well kept communal spaces. Inside, the hall entrance includes THREE BUILT-IN STORAGE CUPBOARDS, with doors to the 14' DUAL ASPECT sitting room, kitchen, TWO DOUBLE BEDROOMS with views over the adjacent converted chapel, and SHOWER ROOM.

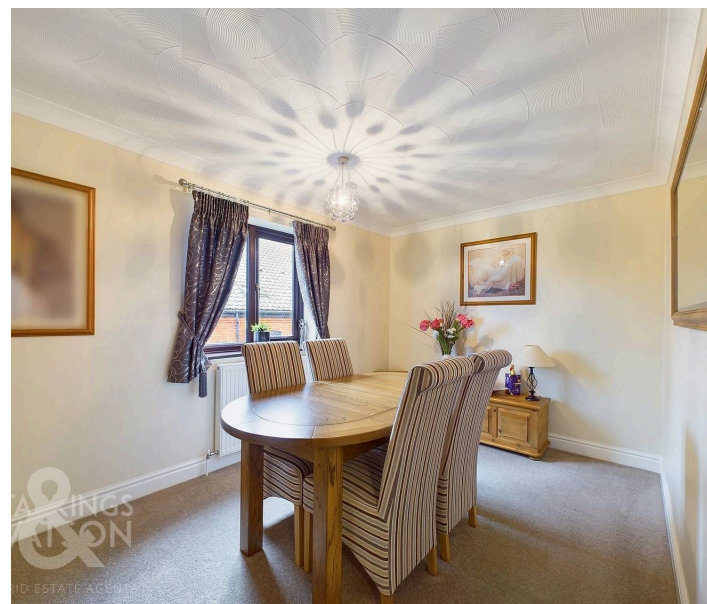
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- First Floor Apartment
- Communal Gardens
- Allocated & Visitor Parking
- Spacious 14' Sitting Room
- Fitted Kitchen with Cooking Appliances
- Two Double Bedrooms
- Re-fitted Modern Shower Room
- Walking Distance to Amenities



The Broadland Village of Blofield is situated East of the 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 itself offers a wide range of amenities including a village school, local shops, garden centre, medical practice, chemist and a public house. Blofield is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

#### SETTING THE SCENE

The development includes two small blocks of flats, with a range of lawned communal gardens, allocated and visitor parking. A brick built shed is included with the property.

#### THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet, and includes three built-in storage cupboards, one of which houses the wall mounted gas fired central heating boiler. The loft access hatch is also above. The doors lead off, starting with the kitchen, including a range of wall and base level units with integrated cooking appliances and an extractor fan. Space is provided for general white goods, with a window to front. Heading around the hall, the sitting room offers windows to front and side, with fitted carpet and potential for a buyer to install a feature fire place. The two double bedrooms sit to the rear, with fitted carpet, and the main one finished with a run of built-in wardrobes. The second bedroom is currently used as a dining room.





## Chapel Court Globe Lane

Blofield, Norwich

The spacious shower room completes the property, with a three piece white suite, Aqua board splash backs and tiled effect flooring.

### FIND US

Postcode : NR13 4JW

What3Words : ///encoding.leaned.arranger

### VIRTUAL TOUR

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

### AGENTS NOTE

The property is sold on a leasehold basis with 89 years remaining. Combined service charges and ground rent is charged in the region of £150 PCM. No pets are allowed at the property.

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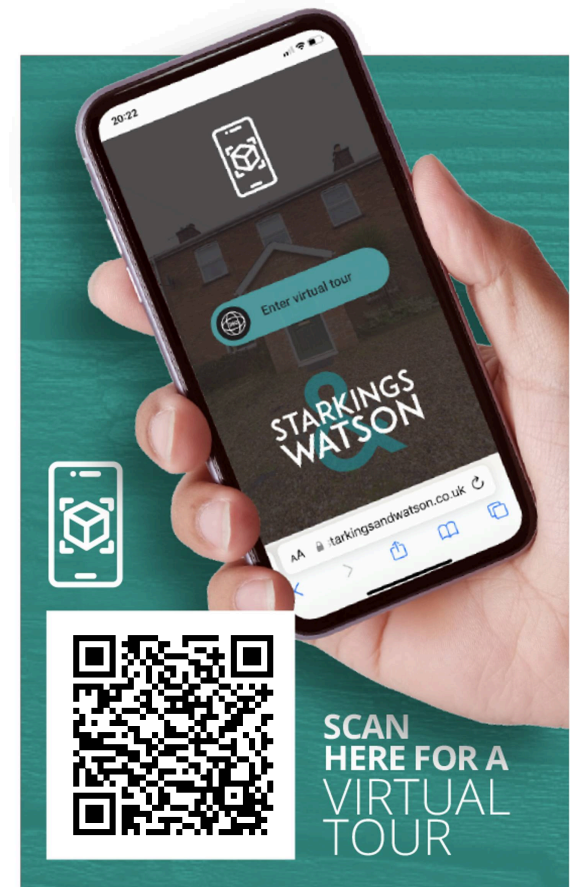
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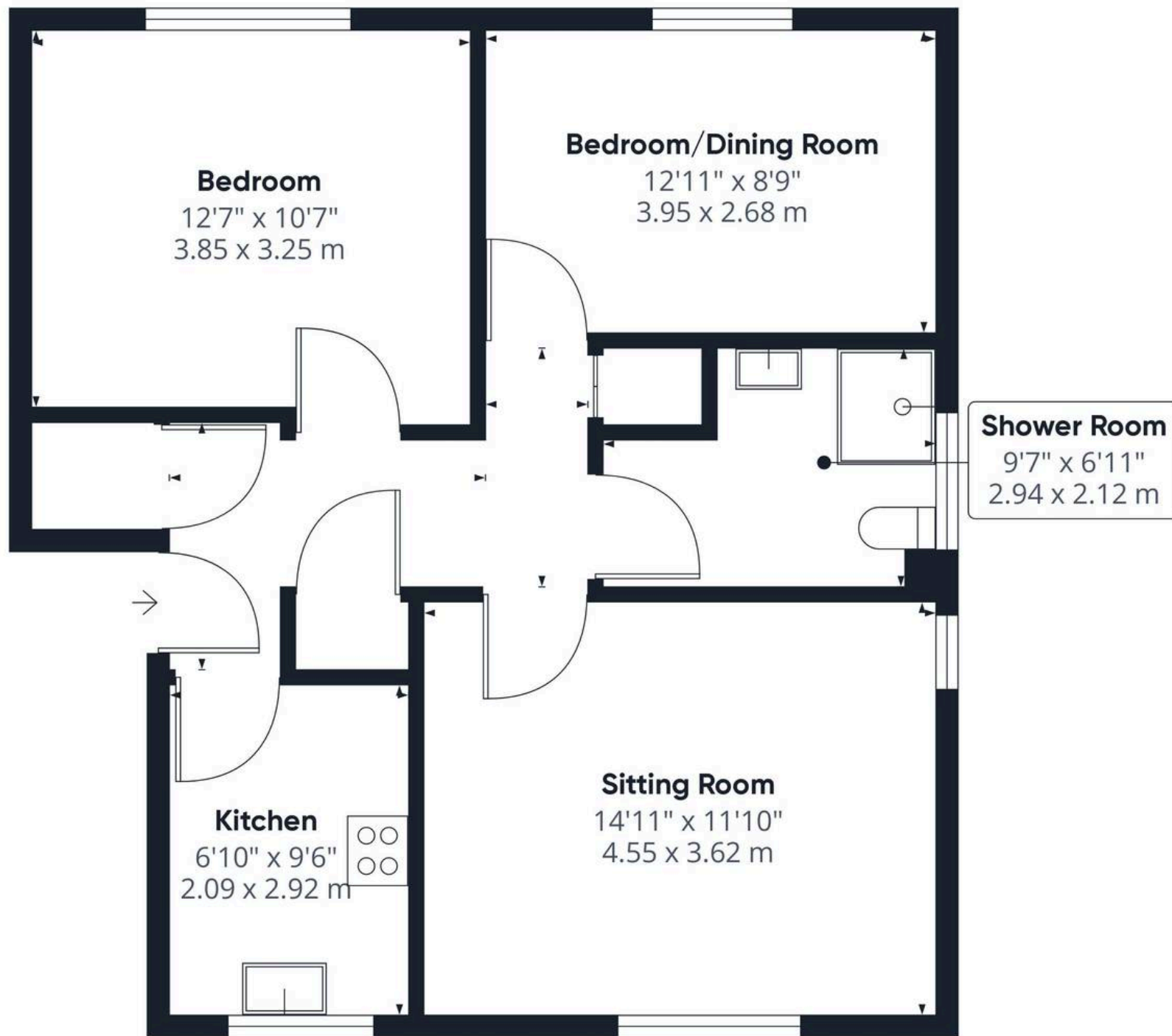




## THE GREAT OUTDOORS

Communal lawned gardens wrap around the property with potential for a washing line.





Approximate total area<sup>(1)</sup>

650.94 ft<sup>2</sup>

60.47 m<sup>2</sup>

(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.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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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 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.