



Langham Green, Blofield - NR13 4LD

STARKINGS
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Langham Green

Blofield, Norwich

With SOUTH FACING GARDENS and PANORAMIC VIEWS over BRAYDESTON HILLS, this LUXURY DETACHED 1295 Sq. ft (stms) BUNGALOW is centred on the 35' OPEN PLAN LIVING SPACE which turns SEAMLESSLY from the KITCHEN/BREAKFAST AREA with BUILT-IN APPLIANCES, breakfast bar and a LARDER CUPBOARD into a DINING AREA with ample space for a LARGE DINING TABLE and finally the SITTING ROOM which OVERLOOKS THE MARSHES, where SLIDING PATIO DOORS open to a raised DINING TERRACE. The living space is flooded with NATURAL LIGHT thought the VELUX WINDOWS and a uPVC double glazed window that runs the WIDTH OF THE ROOM, with a part VAULTED CEILING creating an intriguing design. The remaining accommodation is EQUALLY IMPRESSIVE and has been FULLY REFURBISHED to a HIGH STANDARD with all INTERNAL OAK DOORS, re-plumbing and wiring in recent years, as well as RE-PLASTERING and DECORATING. The family bathroom with FOUR PIECE SUITE can be found off the entrance hall, along with THREE DOUBLE BEDROOMS of which the MAIN BEDROOM includes an EN SUITE. Before heading outside, there is a LOBBY with UTILITY SPACE and a door to the garden which has been FULLY LANDSCAPED by the current vendor, ENHANCING the VIEWS BEYOND.

- Detached Bungalow with views over Braydeston Hills
- Close to Amenities & Transport Links
- Renovated, Remodelled & Extended
- 35' Open Plan Living Space
- Fully Fitted Kitchen with Larder Cupboard
- Three Double Bedrooms
- Family Bathroom & En Suite Shower Room
- Off Road Parking and Garage

Council Tax band: C

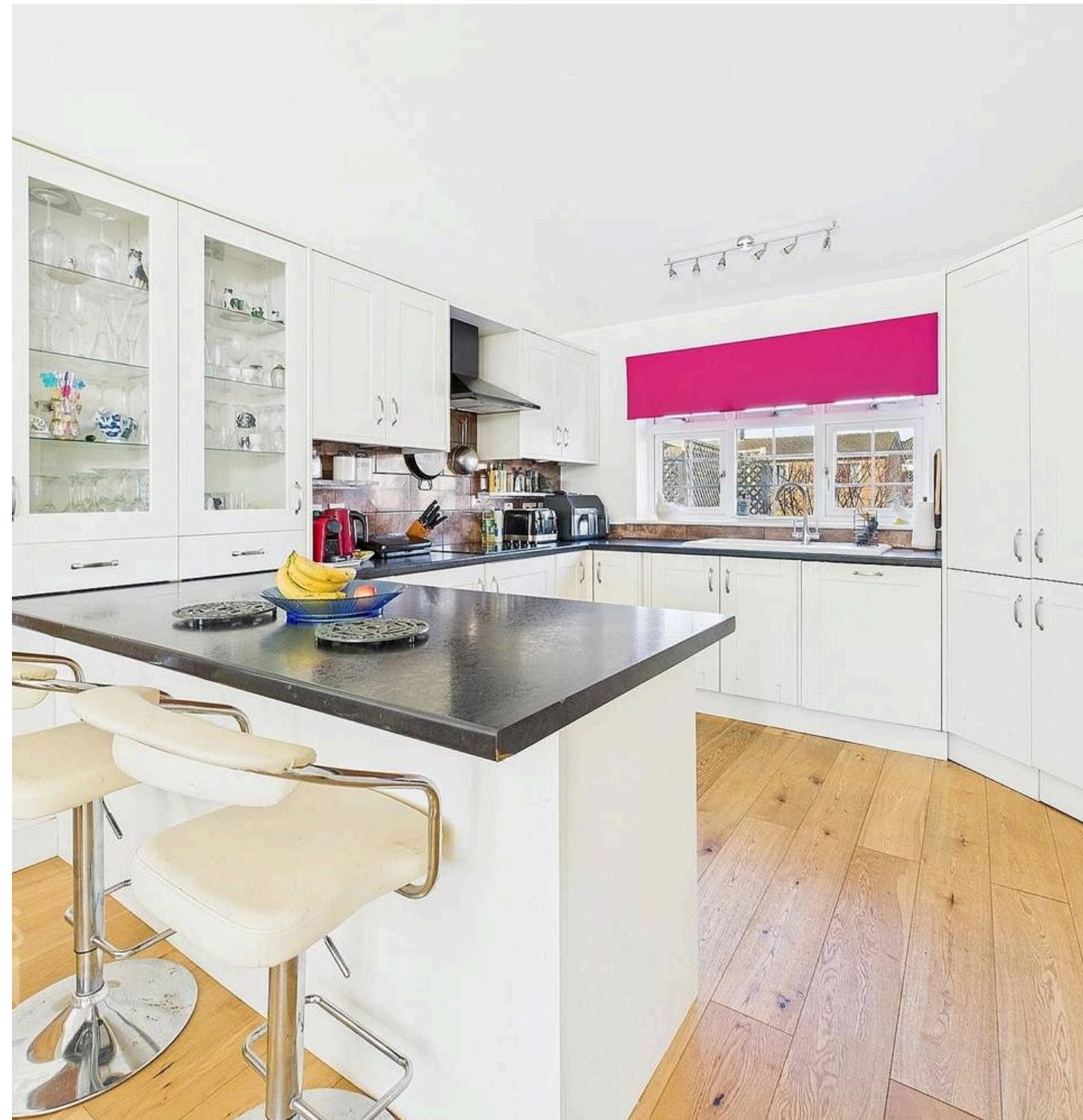
Tenure: Freehold

EPC Energy Efficiency Rating: E

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

Located within a cul-de-sac, the property is approached via landscaped lawned front garden with mature planting, where a pathway leads straight to the main entrance door. Adjacent, a shingle double driveway can be found with access leading to the integral garage which includes an electric door to front, with gated access leading to the rear garden.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood flooring underfoot and a built-in cloak storage cupboard with loft access hatch above with doors leading off to the main living space and bedroom accommodation. As you enter, the main family bathroom can be found to the left with a white four piece suite including a large walk-in double shower cubicle with aqua-board splash-backs and thermostatically controlled shower with storage under the hand wash basin and a window facing to front. To the right hand side, living space is open plan sitting under a vaulted ceiling, with windows and sliding patio doors offering fantastic views over the rear garden - enjoying a south facing aspect with views over Braydeston Hills. The main sitting area includes wood flooring underfoot with ample space for soft furnishings and dining table. In the kitchen, the large pantry cupboard sits to one corner with built-in cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven with further microwave integrated above. The appliances include an integrated dishwasher, fridge and freezer with tiled splash backs running around the work surface and glazed display cabinets sitting to one side, where a breakfast bar is formed. Leading off the kitchen area a utility/laundry room can be found where there is space for a washing machine with a door leading out to the rear garden. Back into the hallway the first of the bedrooms can be found which is currently used as a further reception space with French doors leading to the raised patio seating area and wood flooring underfoot. The second bedroom also enjoys garden views, whilst the main bedroom sits to the front with a window and fitted carpet underfoot. A private en suite shower room leads off with a white three piece suite including a walk-in shower cubicle with Aqua board splash-backs and thermostatically controlled shower with storage built-in under the hand wash basin.

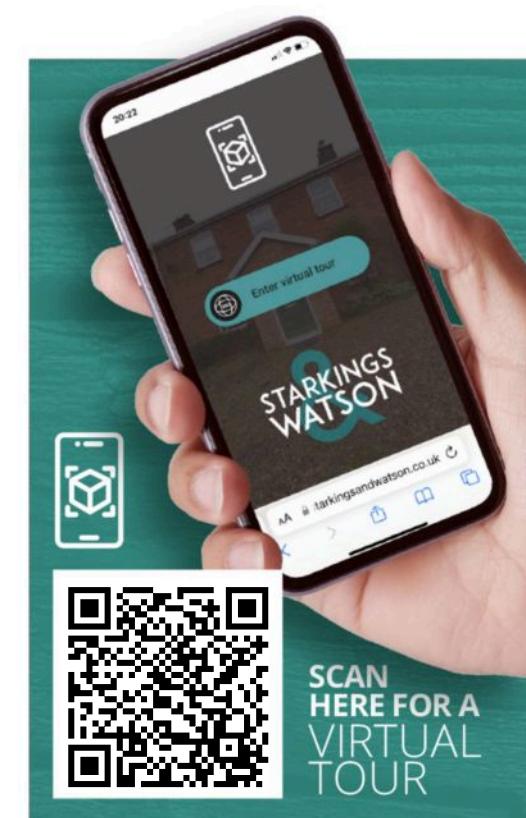
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

With outstanding views over Braydeston Hills, the gardens have been well planned and maintained to include a beautiful raised patio seating area, taking in the south sun. Enclosed with timber panelled fencing, a variety of planting and shrubbery can be found throughout the garden, along with a lower level patio which is ideal for a hot tub. A ramped access leads to the workshop and garage which sits to the side of the bungalow. The workshop includes storage with an integral door to the garage - both include power and lighting.

Garage

Single Garage

Driveway

3 Parking Spaces





Approximate total area⁽¹⁾

1295.97 ft²
120.4 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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