



Alec East Road, Blofield - NR13 4UA



## Alec East Road

Blofield, Norwich

This MODERN semi-detached house presents a GREAT OPPORTUNITY for those SEEKING a NEW HOME that effortlessly blends style and functionality. Overlooking picturesque GREEN SPACE, this property boasts an IDEAL LOCATION on a MODERN DEVELOPMENT, with a garage and parking to the rear, providing convenient access for a new owner. Step inside to discover a WELCOMING HALL ENTRANCE with a convenient W.C, leading to a spacious 17' SITTING/DINING ROOM bathed in NATURAL LIGHT, featuring French doors that open out to the SOUTH FACING GARDEN. The property is thoughtfully designed to offer THREE generously sized BEDROOMS, including an en suite in addition to the family bathroom, ensuring ample space for comfortable living.



- Modern Semi-Detached Home
- Overlooking Green Space
- Garage & Parking to Rear
- Hall Entrance with W.C
- 17' Sitting/Dining Room with French Doors to Garden
- Three Spacious Bedrooms
- En Suite & Family Bathroom
- South Facing Gardens

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

Overlooking open green space, this modern home sits back from the road approached via a lawned front garden, with planted front borders and a hard standing footpath leading to the main entrance door. Parking can be found to the rear of the property with the driveway and garage included, with gated access leading to the rear garden.



## THE GRAND TOUR

Heading inside, a hall entrance greets you with stairs rising to the first floor landing and ample space for coats and shoes. Immediately to your right as you enter is the ground floor W.C with a modern white two piece suite complete with tiled splash-backs and wood effect flooring. The kitchen sits opposite with an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in electric oven, with tiled splash backs running around the work surface and an extractor fan above, whilst views can be enjoyed across the open green space to the front. Spaces are provided for white goods including a washing machine, dishwasher and fridge freezer, with tiled flooring underfoot. The main living space comprises an open plan sitting/dining room with a built-in storage cupboard under the stairs, fitted carpet underfoot and a window and French doors leading out onto the rear garden.

Heading upstairs, the carpeted landing includes a loft access hatch and built-in airing cupboard, with doors leading to the three bedrooms. The main bedroom enjoys rear facing views with fitted carpet underfoot and a built-in double wardrobe with a door taking you to a private en suite finished with a white three piece suite. The en suite includes tiled splash-backs and a double shower cubicle with a thermostatically controlled shower. The two further bedrooms are both finished with the carpet and uPVC double glazing. Completing the property is the family bathroom with a half tiled room with contemporary tiled splash-back including a white three piece suite with a mixer shower tap over the bath and wood effect flooring underfoot.

## FIND US

Postcode : NR13 4UA

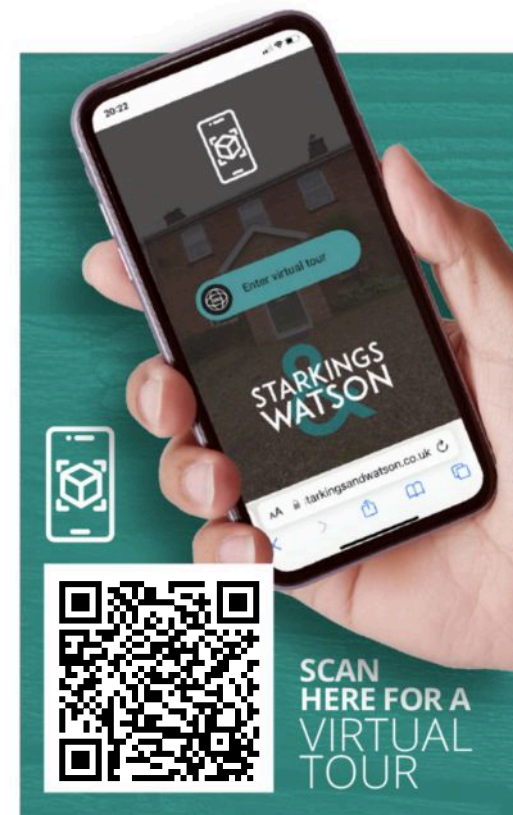
What3Words : ///mixes.sprint.indicate

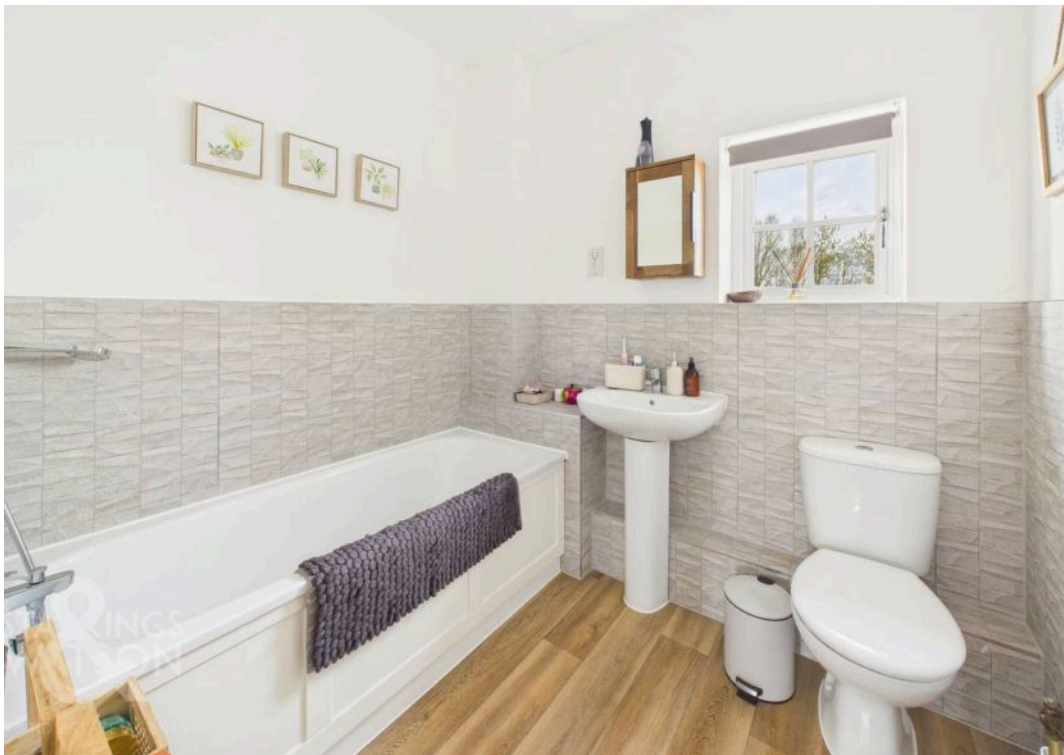
## VIRTUAL TOUR

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

## AGENTS NOTES

A service charge for the upkeep of communal green space on the development exists.



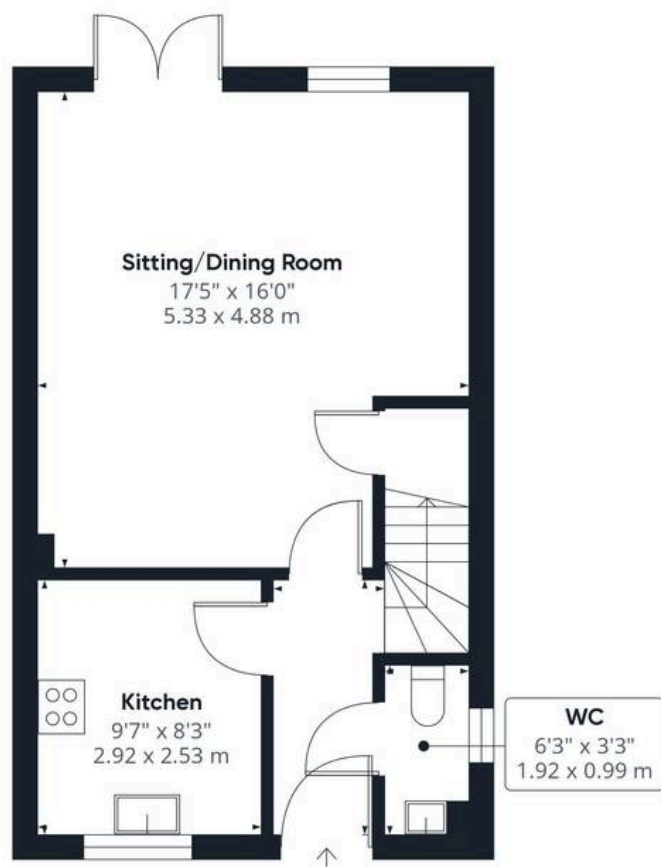




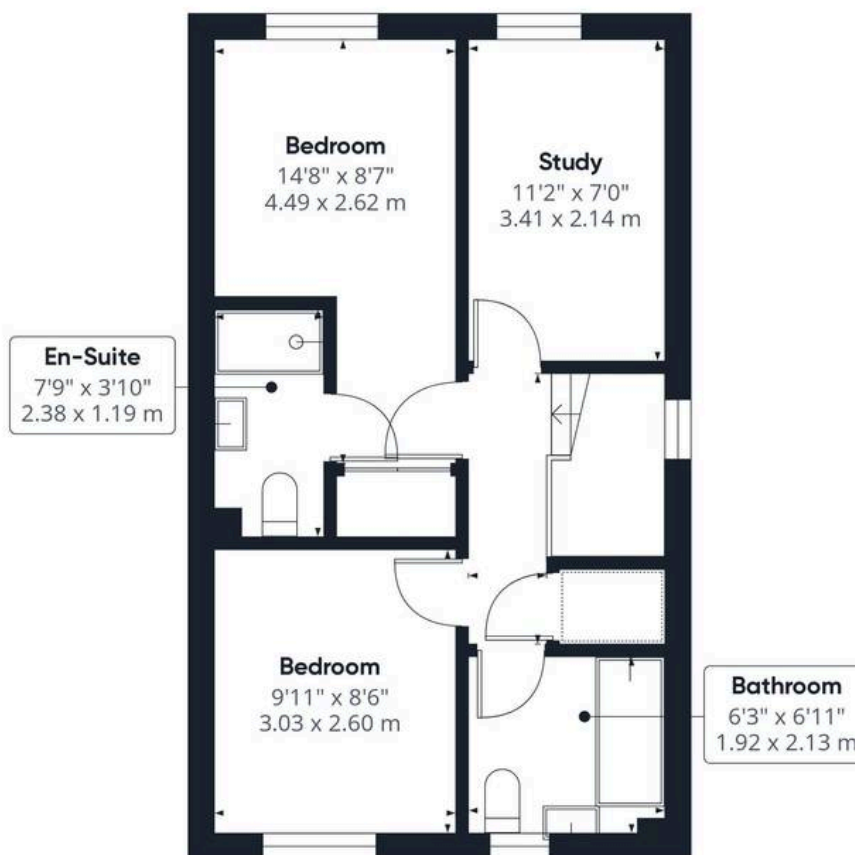
## THE GREAT OUTDOORS

Fully enclosed with timber panelled fencing and enjoying a south facing aspect, a full width patio area leads out from the French doors. A pathway leads to the rear parking area with lawned gardens to both sides and huge potential to further landscaping to making use of the size and proportions.





Ground Floor



Floor 1

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

804.5 ft<sup>2</sup>

74.74 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://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.