



Blomefield Road, Norwich - NR3 2RA



Blomefield Road

Norwich

Situated north of the centre of Norwich, this SEMI-DETACHED HOME is only a few moments away from all local amenities and schooling with the city centre being within easy access. The home offers brilliant living spaces in the form of a 15' DUAL ASPECT SITTING ROOM with a SEPARATE DINING ROOM on the adjacent side of the home. To the rear, an UPDATED KITCHEN offers ample storage with the addition of BREAKFAST BAR SEATING with INTEGRATED APPLIANCES. Courtesy of an extension and alteration by the owners the property now does also offer both a UTILITY ROOM and ground floor WC. The first floor landing leads to THREE BEDROOMS as well as the THREE PIECE FAMILY BATHROOM all accessed off the landing with the addition of built in storage. The rear garden has been recently landscaped by the current owners to create an inviting space ideal from family living whilst being all FULLY ENCLOSED.

Council Tax band: A

Tenure: Freehold

- Semi-Detached House
- 15' Dual Aspect Sitting Room & Separate Dining Room
- Kitchen With Breakfast Bar
- Utility Room & Ground Floor WC
- Three Bedrooms
- Three Piece Family Bathroom
- Recently Landscaped Garden
- Off Road Parking

Situated in Ditchingham, a south Norfolk village located approximately 1 mile outside the market town of Bungay, which provides many facilities for the local area with a range of shops, including a Co-Op supermarket, two newsagents, fishmongers, post office, hardware store, cafe by the river and a choice of fast-food outlets. In addition, there is a doctors' surgery, dentist, library, opticians and bank, together with a good bus service to Norwich and beyond.

SETTING THE SCENE

The entrance of the property can be found set back from the street where an opening between low level timber panel fencing leads to a brick weave driveway suitable for off road parking with further shingle bedded area ideal for further parking if required. A lockable iron swinging gate sits to the left hand side of the home keeping the rear garden fully enclosed with access doors to the property coming in the very middle



THE GRAND TOUR

Once inside the central lobby is the first space to greet you splitting in each direction to take you through to the main living spaces. Through a set of glass panelled wooden doors you will find yourself within the sitting room to your right hand side, a brilliant dual aspect living area where uPVC double glazed windows allow natural light to fill the room with a large carpeted floor space leaving more than enough room for a range of soft furnishings. To the left hand side a separate dining room can be found - whilst the space currently functions as a home office, it offers more than enough room for a formal dining table set upon all hard wearing wood effect flooring. The very rear of the home is occupied by the kitchen and breakfast room where the owners have updated the wall and base storage units with extended worktops to create breakfast bar seating, within the kitchen an integrated oven and hob can be found with extraction above and tiled splashbacks. Just off from the kitchen to the rear, a handy conversion by the owners has created a utility space with further plumbing and space for wide goods with separate two piece WC offering further storage with a frosted glass window to the outside.

The first floor landing splits in both directions to allow access into each of the three bedrooms as well as a handy built in storage cupboard and three piece family bathroom suite with a predominantly tiled surround, electric shower mounted over the bath and updated sink and vanity storage. The two larger bedrooms sit facing the front of the home, both of which offer built in wardrobes and both set on carpeted flooring leaving more than enough room for a large double bed with additional soft furnishings.

The smaller of the bedrooms sits towards the very rear home overlooking the gardens through uPVC windows. This room is perfectly suited as a smaller double or larger single bedroom with potential to be a nursery or home office space if desired.

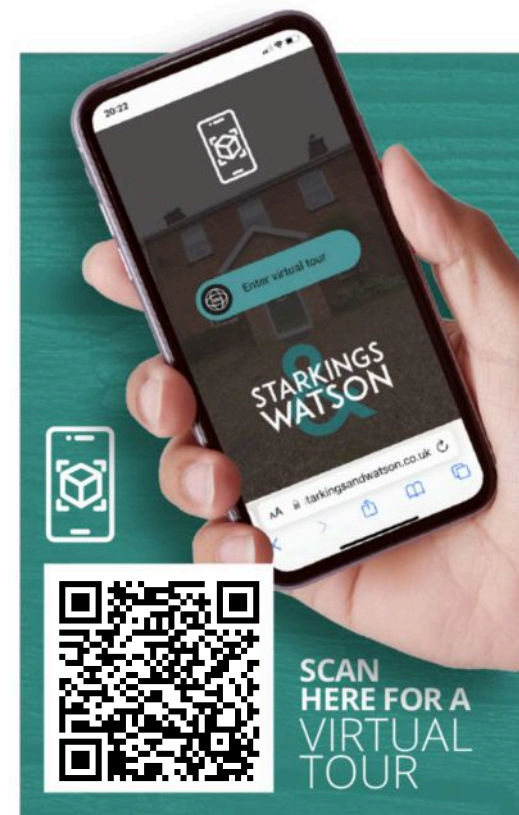
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VIRTUAL TOUR

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



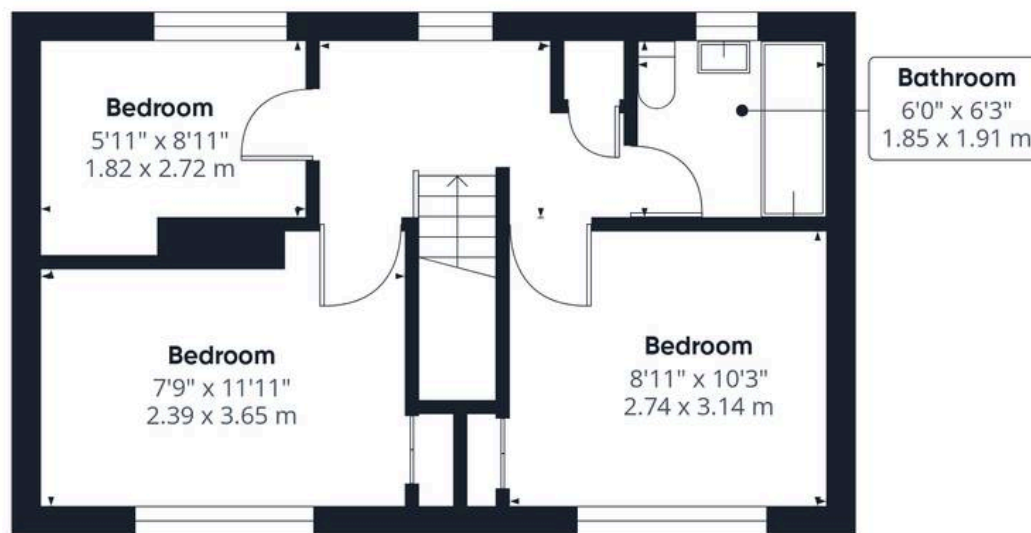
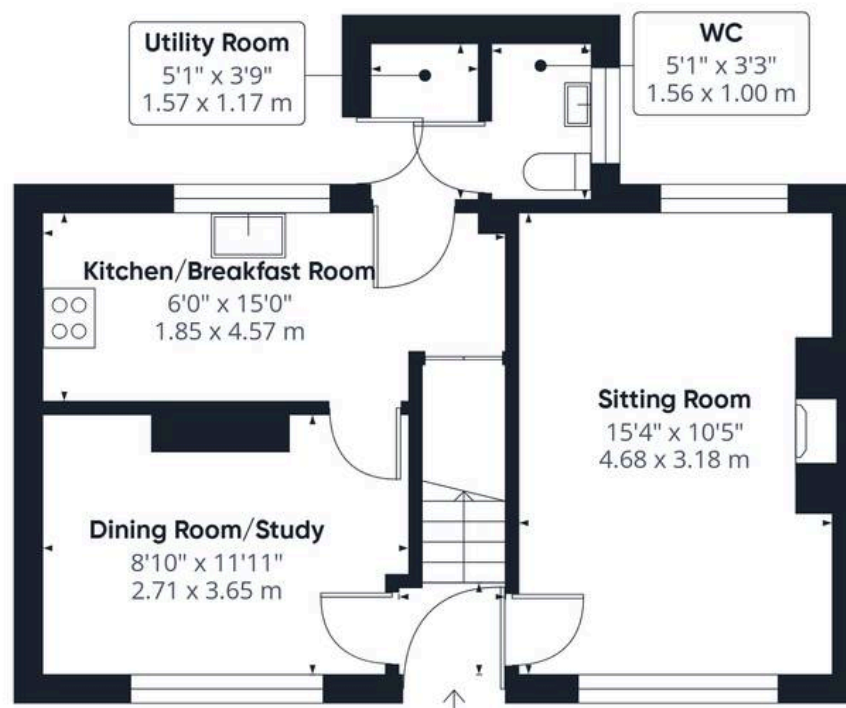




THE GREAT OUTDOORS

The rear garden has only recently been given attention with complete landscaping making the garden completely level and accessible. The space is fully enclosed with timber panel fencing and offers both flagstone patio seating areas, lawn space and wood bark footings where a timber pergola is perfectly positioned at the very rear of the home, ideal for enjoying the warmer months.





Approximate total area⁽¹⁾

765 ft²

71.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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