



6 Hunters Close, Blofield
Norwich



Minors & Brady

6 Hunters Close

Blofield, Norwich

Guide price: £425,000–£450,000. Set on a generous corner plot within the popular village of Blofield to the east of Norwich, this well-presented detached family home offers approximately 1609 sq ft of flexible accommodation, with village shops, a primary school, and a village hall close by, and a layout that supports modern family living. Inside, a spacious sitting room with an open fireplace and bay window sits alongside a separate dining room opening onto the garden, while a recently re-fitted kitchen with quartz work surfaces and integrated appliances is supported by a separate utility room. A versatile ground-floor living space, accessed via the utility room, forms part of the annexe and provides a flexible lounge area leading through to a bedroom with an en suite shower room, while four further bedrooms are arranged across the first floor alongside a fully tiled family bathroom. Outside, well-kept gardens wrap around the property, complemented by a wide shingled driveway providing parking for multiple vehicles and a single garage, completing the property.

Location

Hunters Close is situated within the popular village of Blofield, a well-established location to the east of Norwich offering a strong sense of community alongside everyday convenience. The village provides a range of local amenities, including local shops, a primary school, a village hall and public houses, with countryside walks and open green spaces nearby. Regular transport links and road connections allow straightforward travel towards Norwich, Acre and surrounding villages. The area is also well placed for access to the Norfolk Broads, making it a practical and appealing setting for a wide range of lifestyles. Well-regarded schooling, nearby supermarkets and access to local business parks further support day-to-day living in the area.

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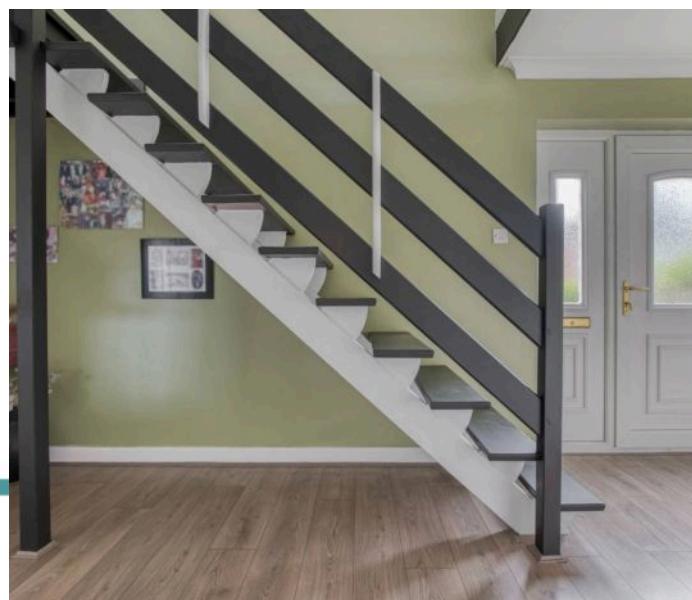
Approached via a quiet residential cul-de-sac, this detached family home offers generous and flexible accommodation. Occupying a prominent corner plot, the property is surrounded by well-kept gardens.

The main entrance opens into a welcoming hallway finished with wood-effect flooring, creating a clean and modern first impression, with stairs rising to the first floor. Positioned off the hallway is a neatly finished ground-floor WC fitted with a concealed cistern WC, hand-wash basin, and built-in storage.

A bright and well-proportioned sitting room is suited to both everyday living and entertaining, with an open fireplace forming a central focal point. Triple aspect windows allow natural light to flow throughout the room, while a bay window looks out to the front garden, creating a comfortable and inviting main living area.

Centrally located on the ground floor, the dining room benefits from tiled flooring and double doors opening directly onto the garden. Its position alongside the kitchen creates a sociable and practical layout that works well for family life and hosting.

Recently refitted, the kitchen features a sleek range of wall and base units topped with quartz work surfaces. Integrated appliances include an eye-level oven, induction hob, dishwasher, and space for a double fridge freezer, while a large window above the sink provides views over the garden and tiled flooring continues through the space. A walk-in pantry cupboard offers valuable additional storage, with a door leading through to the utility room. Continuing the kitchen finish, the utility room provides further wall and base units, a second sink, and space for additional appliances, with direct access to the garden. Also positioned off the utility room is a well-arranged annexe, offering a flexible and largely self-contained living space that can operate as part of the main house or independently as required.



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The annexe includes a useful reception or living area which leads through to a separate ground-floor bedroom with its own en suite shower room, creating an ideal setup for extended family members, guests, or multi-generational living while remaining connected to the main accommodation. Stairs lead to the first floor, where a galleried landing provides access to four bedrooms and the family bathroom. The landing benefits from natural light, along with an airing cupboard and loft access. Two of the larger bedrooms are positioned to the rear and include built-in wardrobes, while the remaining bedrooms to the front are well suited as children's rooms, guest accommodation, or home offices. The family bathroom is fully tiled and fitted with a panelled bath with a shower over, a hand wash basin, wc, and a heated towel rail, with a window completing the space.

Outside, the gardens wrap around the property and have been carefully maintained. The front garden is enclosed and laid to lawn, framed by mature hedging and established planting to provide privacy from the road. A side lawn leads through to the rear garden, reinforcing the sense of space afforded by the corner plot position.

The rear garden offers generous lawned areas, established shrubs and trees, and paved pathways connecting different sections of the garden. A covered seating area provides a comfortable space for outdoor dining and relaxing, while the remainder of the garden offers ample room for play, entertaining, or further landscaping if desired. Gated access leads back to the driveway, and there is direct access into the garage from the garden.

Agents notes

Sold freehold, connected to mains services, water, electricity, gas and drainage.

Gas Central Heating

Council Tax Band- E

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Sqft Includes Garage

TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Minors & Brady
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