



77 Yarmouth Road  
Blofield | Norfolk | NR13 4LG

 FINE & COUNTRY

# BEAUTIFULLY BESPOKE



“A seriously stylish home that’s been lovingly renovated and improved with an excellent eye for quality and detail, this is a property that impresses in every way.

Much of the work has been done by one of the owners, an experienced cabinet maker, and his work elevates the home with a sense of quality and craftsmanship throughout. A spacious and versatile family abode that stands out from the crowd for all the right reasons, you need to see this to fully appreciate what’s on offer.”



# KEY FEATURES

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- A Superb and Stylish Single Storey Property situated in the Village of Blofield
- Four Bedrooms and Two Bath/Shower Rooms with Freestanding Baths
- The Principal Bedroom benefits from a Walk In Dressing Room and an En-Suite
- Bespoke Kitchen/Dining Room with Bi-Fold Doors to the Garden a Separate Utility Room and a WC
- Sitting Room with Vaulted Ceiling and a Study
- Front and Rear Gardens with Patio Areas and a Summerhouse
- Double Garage with EV Charger and Plenty of Parking on the Gated Driveway
- The Accommodation extends to 2,576sq.ft
- Energy Rating: C

Blofield is always a popular village, thanks to its convenient location, first-class amenities and superb transport links. This home sits in the heart of the village, very much part of the community, surrounded by lovingly landscaped gardens. Transformed from a tired bungalow to an exceptional single-storey contemporary property, this is a cut above. A home that's as impressive as it is comfortable.

## A Total Transformation

The owners of this superb family home bought the property as a project. Both are experienced at renovations and relished the chance to bring a home in need of TLC back to its best. At the time their children were living at home and the single-storey property offered all the space the family needed in a location that worked well for them all. As they have painstakingly transformed it during their years here, it's become a much-loved home to them, but now that the children have flown the nest, the owners are ready to move on. You have the opportunity to benefit from all their hard work and to enjoy the next chapter of your life at a property where the living really is easy!

## An Envious Lifestyle

This is a home with an unusually well considered layout and flows incredibly well, working effortlessly at every stage of family life. The bedrooms can be found in one wing, all good size doubles. Three share the spacious family bathroom, with both shower and bath, while the principal bedroom has a dressing room with bespoke crafted wardrobes, as well as a full-size bathroom, again with a feature freestanding bath and separate shower.





# KEY FEATURES

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The daytime accommodation runs along the other end of the house, with the sitting room to the rear of the property, nicely private and tucked away and feeling spacious with its attractive vaulted ceiling. The kitchen diner, with room for sofas too, is at the front of the house, with three sets of bifold doors connecting it to the garden. You can imagine having breakfast here in summer, the sun streaming in, or firing up the barbecue and inviting your friends over for dinner. This is a wonderful room for social occasions and is the hub of day-to-day life, but because it's at the other end from the sitting room, if people are socialising or watching TV at one end, you're not disturbed at the other. Everyone can do their own thing. In the middle you have a cloakroom, good size study and a utility room. Throughout the property, the doors, storage, architraves and more have been crafted by the owners especially for the property. Everything is solid, beautifully made and will stand the test of time. There's a fine sense of quality here that's rarely found today. It's worth noting that the garage is attached to the house, so there's scope for conversion here, subject to planning.

## Rest And Relax Outside

Venturing outside, the summerhouse is a nice place in which to tuck yourself away and it has also been used as a gym in the past. You have gardens to the front and rear of the property and both are very usable and nicely private – close the front gates and you're completely enclosed and secluded from the outside world. You get the sun out here all day and it's lovely and sheltered, out of the wind. The owners have paid as much attention to the garden as they have to the house, landscaping the space so it's easy to care for but provides plenty of interest through the seasons. Step outside and the village awaits, with a useful shop, pub, primary school, library, GP surgery and more. There's a strong sense of community here and it's easy to get to know people and feel right at home. It's also well positioned for anyone who wants to make the most of the area. There are country walks on the doorstep, a train station in neighbouring Brundall, the river and Norfolk Broads close by, easy access to Norwich and the coast – all in all, this is a great location for getting the very best from across the area.





























# INFORMATION

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## On The Doorstep

There is a good range of amenities in Blofield, including a pub, fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. There are good recreation facilities here too, with Plantation Park Recreation Ground not far away, bowls, plus hard and grass tennis courts also available in the village.

## How Far Is It To?

Blofield lies 7.5 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line railway with links to London Liverpool Street and an international airport. There is also a selection of good schools in both, the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The seafront offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

## Directions

Leave Norwich on the A47 heading towards Great Yarmouth/Brundall. At Brundall roundabout take the 2nd exit onto Yarmouth Road and follow the road heading towards Blofield. As you pass through the village the property will be located on the left hand side.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Cable Broadband Available

Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

Broadland District Council - Council Tax Band D

Freehold

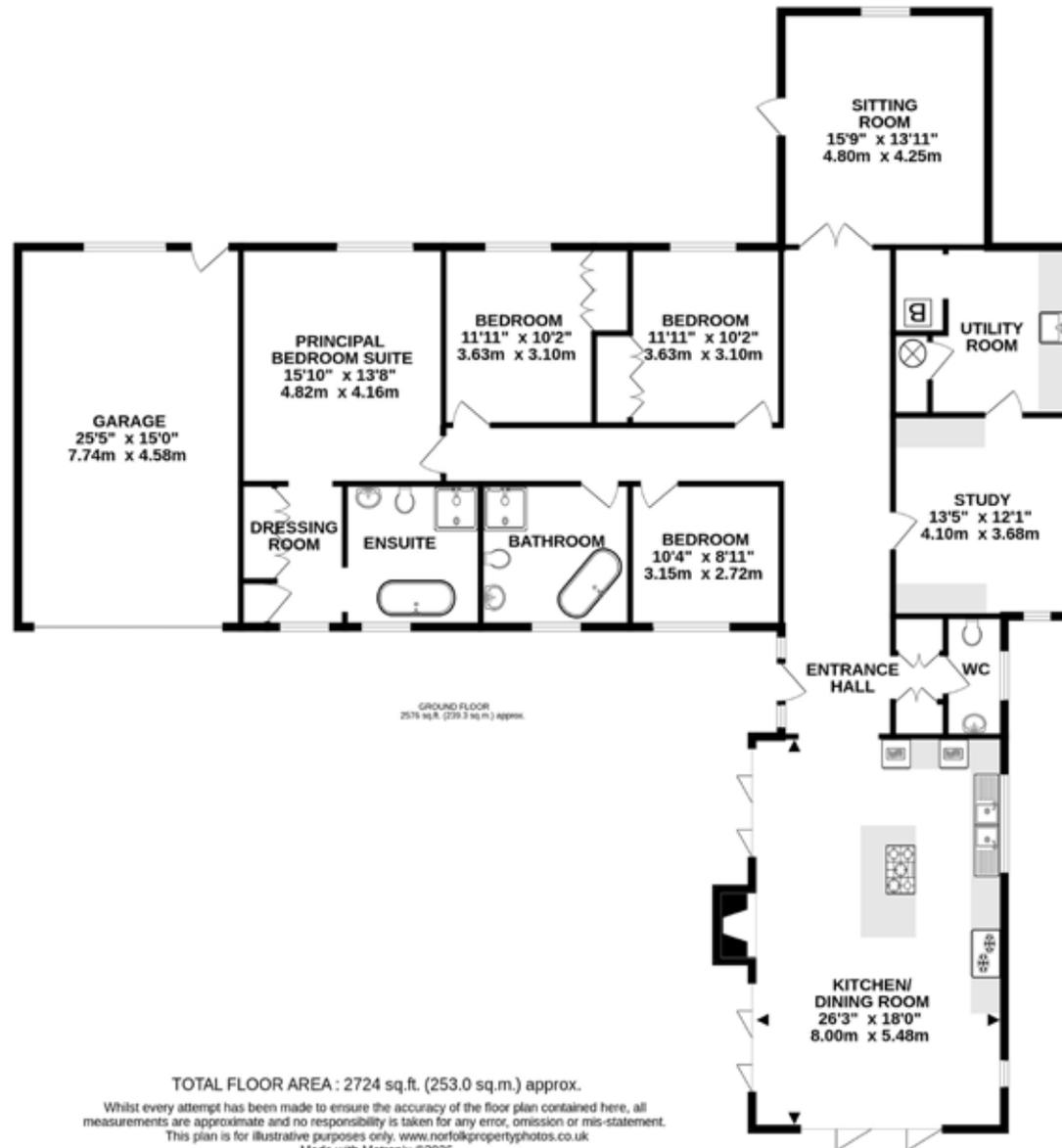
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>
www.epc4u.com		



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