



The Street, Blofield - NR13 4JH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street

Blofield, Norwich

Occupying a generous 0.24 acre plot (stms), this DETACHED and INDIVIDUALLY BUILT FAMILY HOME offers approximately 2109 sq. ft (stms) of well-appointed accommodation, perfectly to modernise for family living. Set in a SOUGHT AFTER CENTRAL VILLAGE LOCATION with easy access to the A47, the property is within close proximity to local amenities and schools. The EXPANSIVE and VERSATILE layout features THREE RECEPTION ROOMS including a formal sitting room, a separate dining room, and a bright garden room with sliding patio doors overlooking the rear gardens. The spacious kitchen is well-equipped and adjoins a practical UTILITY AREA, providing ample storage and workspace. A ground floor STUDY and W.C complete the property. Upstairs, FOUR BEDROOMS are served by a SHOWER ROOM which is 'Jack & Jill' to one bedroom, and a generous FAMILY BATHROOM, ideal for busy family life. Throughout, the home benefits from double glazing, and efficient heating, creating a comfortable and WELCOMING ENVIRONMENT - all centred on the GREEN GARDEN VIEWS.



Additional highlights include excellent storage solutions and flexible spaces to accommodate home working or hobbies. The property boasts PRIVATE WEST FACING GARDENS that are fully enclosed by timber fencing and mature hedging, ensuring a high degree of privacy and seclusion. The property benefits from TWIN GARAGES, each with up and over doors, power, and lighting.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached & Individually Built Family Home
- Plot of 0.24 Acres (stms)
- Approx. 2109 Sq. ft (stms) of Accommodation
- Private West Facing Gardens
- Three Reception Rooms
- Four Double Bedrooms, Shower Room & Family Bathroom
- Twin Garages & Driveway Parking
- Sought After Central Village Location Close to the A47

Situated centrally within the sought after village of Blofield just a few miles 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

Set back from the road and screened behind high level hedging, the driveway opens up to a parking and turning space, with access into the main property and attached garages. The lawned front gardens enjoy a bright and sunny aspect with a wide variety of mature planting, and access leading to the rear garden.

THE GRAND TOUR

Once inside, the split level hall entrance offers an interesting meet and greet space, with fitted carpet underfoot, built-in storage cupboard and stairs rising to the first floor landing. The accommodation flows seamlessly allowing for easy access to the ground floor kitchen and living space, with further potential to extend the property into the adjoining garages. The ground floor study sits at the front of the property with views across the garden and driveway. The main living space sits to the rear enjoying garden views with a feature exposed brick open fireplace with pamment tiled hearth, fitted carpet and split level design with doors leading off to the dining area and garden room. The dining room sits neatly adjacent to the kitchen with potential to open plan the space with fitted carpet underfoot, door back into the hall entrance and and then opening into the kitchen. The kitchen offers an extensive range of built-in storage units with space for a gas cooker with tiled splash-backs, tiled effect flooring and space for a fridge and dishwasher. A utility room extends the storage space with under counter spots for both the washing machine and tumble dryer, with a door leading out to the rear garden. The garden room is flooded with natural light and extends the living space with tiled flooring underfoot and steps leading from the kitchen.

Large full width sliding patio doors open up to provide a fantastic entertaining space throughout the summer months, whilst heating is installed to ensure the room remains available for year round usage. Completing the ground floor is WC with a two piece suite and tiled splash-backs.

Heading upstairs, the carpeted landing includes a built-in double airing cupboard and loft access hatch, with doors leading off to the four bedrooms. The main bedroom enjoys garden views with a green and leafy outlook, fitted carpet underfoot and built-in double wardrobe. Three remaining bedrooms offer a mixture of fitted carpet and stripped wood flooring, whilst all being finished with uPVC double glazing and built-in wardrobes. The front bedroom enjoys use of a 'Jack & Jill' shower room with a three piece suite including a walk-in shower cubicle with thermostatically controlled shower and tiled splash-backs. The main family bathrooms is the end of the landing with a four piece suite including twin hand wash basins, panelled bath, tiled splash-backs and front facing uPVC double glazed windows.

FIND US

Postcode : NR13 4JH

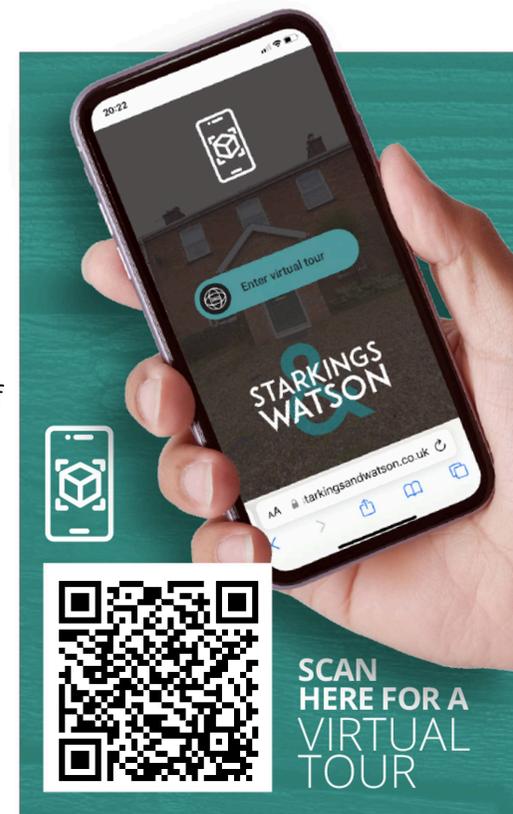
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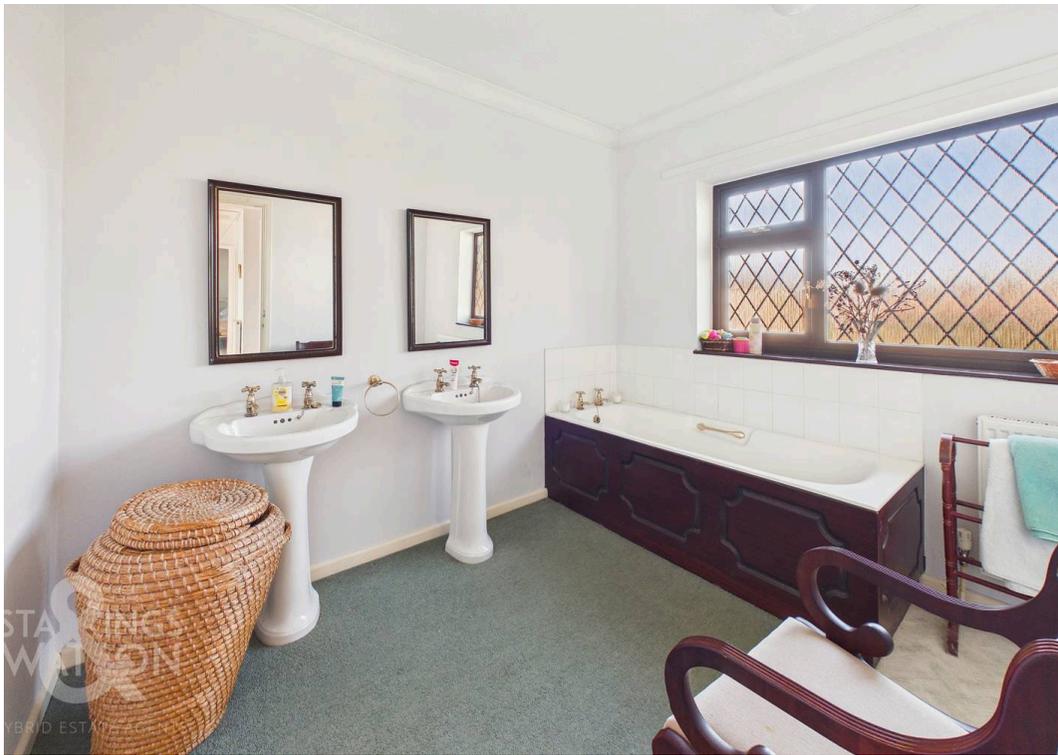
VIRTUAL TOUR

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

AGENTS NOTES

All bedrooms have wood floors under the fitted carpets.



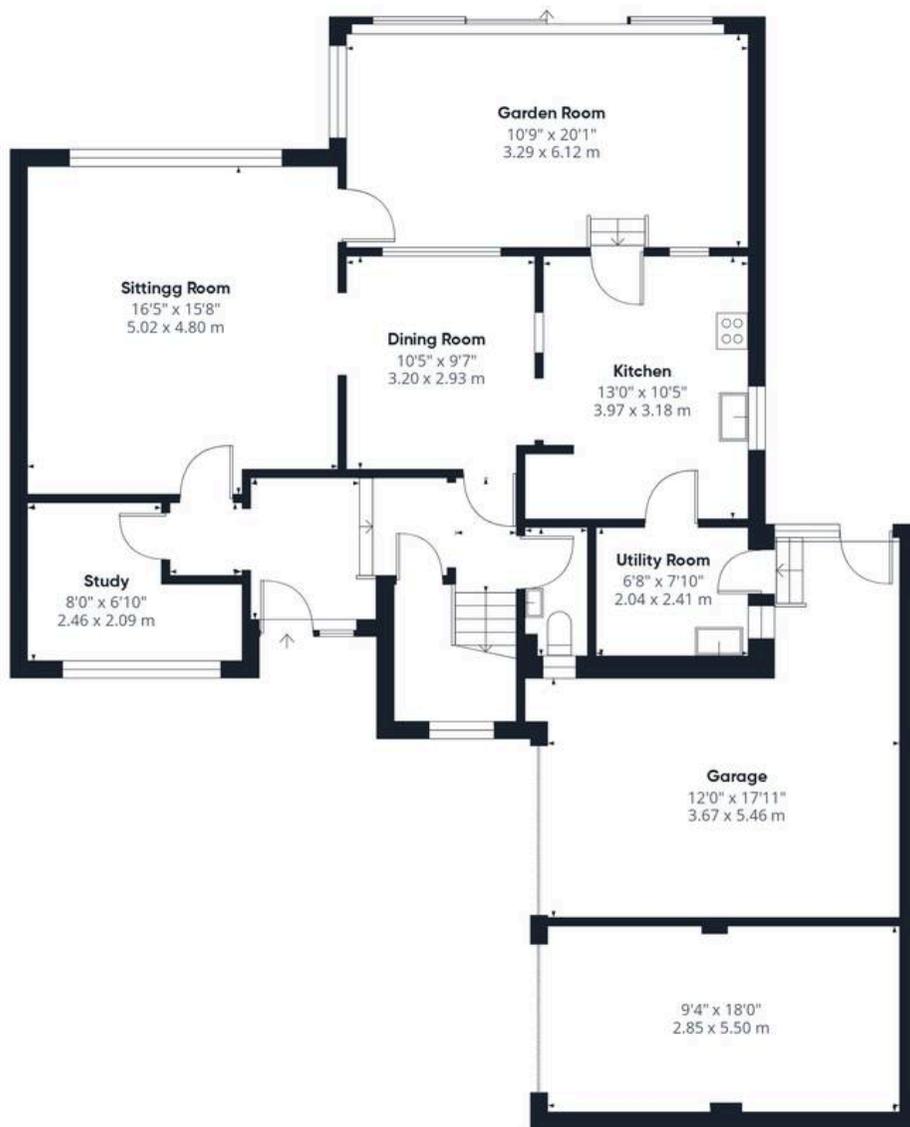




THE GREAT OUTDOORS

The rear garden enjoys a west facing outlook with enclosed timber fenced and hedge boundaries, ensuring a high degree of privacy and seclusion. A full width patio leads from the garden room sliding patio doors, with the main garden laid to lawn and adjoined with a variety of mature planting and shrubbery. Gated access leads to the side of the property and front gardens. The adjoining garages are split into two with the first including an up and over door to front, with an access door from the rear garden creating ideal workshop or utility space, with a second single garage accessed via an up and over door whilst both enjoy power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2109 ft²
195.9 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.

GIRAFFE 360





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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.