Skedge Way, Blofield Heath, Norwich

Offers in Excess of £325,000 Freehold

Energy Efficiency Rating : 58

- No Chain!
- Detached Bungalow
- Renovated Throughout
- Open Plan Living Spaces
- Three Bedrooms
- Master with En suite
- Off Road Parking and Garage
- Generous Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
RENOVATED TO A HIGH STANDARD with OPEN PLAN LIVING spaces, FITTED KITCHEN and MOVEABLE ISLAND, bathroom and en suite with NEWLY INSTALLED THREE PIECE SUITES and an EXCELLENT LOCATION in Blofield Heath! This property has lots to offer and the accommodation comprises a hall entrance, THREE BEDROOMS of which the master is en suite, SITTING/DINING ROOM which opens to the aforementioned kitchen, UTILITY ROOM and FAMILY BATHROOM. The property benefits from SOLID OAK WOOD DOORS and ENGINEERED OAK WOOD FLOORING, fresh tiling and MODERN kitchen and utility splash backs. There is uPVC double glazing, RE-WIRED ELECTRICS and an updated CENTRAL HEATING SYSTEM with new radiators! The gardens can be found to the FRONT, SIDE and REAR, all lawned and include hard standing entertaining areas. The SINGLE GARAGE and off road parking are provided to front with adjacent TIMBER PANEL FENCING.

LOCATION
The Broadland Village of Blofield Heath is situated East of the Cathedral City of Norwich. The Village provides good transport links via both the Brundall and Lingwood railway stations along with regular buses travelling to both Norwich and Great Yarmouth. The Village itself offers a wide range of amenities including a village school, local shops, and a public house. Blofield Heath is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

DIRECTIONS
You may wish to use your Sat-Nav (NR13 4RY), but to help you...Leave Norwich on the A47 heading toward Great Yarmouth. Continue straight over the Brundall roundabout taking the next left signposted Blofield Heath. At the T-junction turn right onto Shacks Lane, continue along this road which becomes Woodbastwick Road. Turn left onto Blofield Corner Road and follow for approximately a mile until Skedge Way is on the right hand side. Take this turning and the property can be found on the left hand side indicated by our For Sale board.

The property is approached via a gated entrance and newly installed timber panel fencing. A hard standing footpath provides access to the main property. The garage can also be accessed via a hard standing driveway which provides off road parking for one vehicle.

uPVC double glazed entrance door to:

ENTRANCE HALL
Engineered oak wood flooring, radiator, built-in storage cupboard with electric meters, loft access hatch, doors to:

BEDROOM
9' 9" x 7' 7" (2.97m x 2.31m) Engineered oak wood flooring, radiator, uPVC double glazed window to front, smooth ceiling.

BEDROOM
9' 9" x 7' 7" (2.97m x 2.31m) Engineered oak wood flooring, radiator, uPVC double glazed window to side, smooth ceiling.
FAMILY BATHROOM
10' 1" x 5' 4" (3.07m x 1.63m) White three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer shower tap, electric shower and glazed shower screen, tiled walls and flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling with extractor fan.

DOUBLE BEDROOM
12' 9" x 9' 10" (3.89m x 3m) Engineered oak wood flooring, radiator, uPVC double glazed window to front, smooth ceiling, door to:

EN SUITE
9' 10" x 4' 10" (3m x 1.47m) White three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower area with thermostatically controlled shower and glazed shower panel, tiled walls and flooring, radiator, uPVC obscure double glazed window to front, extractor fan, smooth ceiling.

SITTING/DINING ROOM
29' 10" x 10' 9" (9.09m x 3.28m) Feature multi-fuel burner with tiled hearth, engineered oak wood flooring, radiator x2, uPVC double glazed windows to rear, smooth coved ceiling with recessed spotliteing, opening to:

KITCHEN/BREAKFAST AREA
8' 10" x 9' 10" (2.69m x 3m) Fitted range of wall and base level units with complimentary rolled edge work surfaces and moveable central island, inset sink and drainer unit with mixer tap, matching up-stands, inset electric induction hob with extractor fan, built-in eye level electric oven, engineered oak wood flooring, radiator, uPVC double glazed window x4 and French doors overlooking the gardens, smooth coved ceiling with recessed spotliteing.

UTILITY ROOM
12' 8" x 6' 9" (3.86m x 2.06m) Fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset sink and drainer unit with mixer tap, matching up-stands, uPVC double glazed window to rear and uPVC double glazed door to side, engineered oak wood flooring, floor standing oil fired central heating boiler, smooth ceiling.

OUTSIDE REAR
Leaving the property via the kitchen/breakfast room French doors, you find a fully enclosed garden which wraps around the property and is laid to lawn with planted borders. There is a generous patio area and timber panelled fencing enclosing the plot. Access is provided to the parking and garage.

GARAGE
16' 8" x 8' 7" (5.08m x 2.62m) Up and over door to front, uPVC double glazed window and door to side, power and lighting.
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.