Rosemary Road, Blofield Heath, Norwich

Guide Price £250,000 Freehold

Energy Efficiency Rating : TBC

- No Chain!
- Detached Bungalow
- Recently Decorated
- Ample Entertaining Space
- Open Plan Living
- Three Bedrooms
- Landscaped Gardens with Decking
- Off Road Parking to Front

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
NO CHAIN and with AMPLE ENTERTAINING SPACE!, this deceptively spacious detached bungalow has been EXTENDED and MODERNISED over the years, and has recently been RE-DECORATED. Set to one end of a delightful cul-de-sac in BLOFIELD HEATH the property has a PRIVATE POSITION and gardens to side and rear. Approached via a shingle driveway, access leads to accommodation comprising entrance hall, OPEN PLAN KITCHEN/DINING ROOM which serves as an ideal FAMILY ROOM, sitting room, SUN ROOM, utility area, THREE BEDROOMS (one ideal as a study) and MODERN FAMILY BATHROOM with SEPARATE SHOWER CUBICLE. To the outside, private lawned gardens can be found to the side and rear of the property, with a decked area providing an ideal place for AL-FRESCO dining.

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 4QQ), but to help...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. Continue along this road passing the garage, village shop and public house where Rosemary Road can be found on your right hand side. Follow the road along around to the right where the property can be found at the end of the cul-de-sac on the left hand side.

The property occupies a tucked away position within this desirable cul-de-sac location with a shingled driveway to front providing parking for several vehicles and adjacent lawned garden which in turn leads to the gated and enclosed rear garden.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL
Tiled flooring, radiator, door to:

KITCHEN/DINING ROOM
9’ 4” x 10’ 7” (2.84m x 3.23m) This large open plan room offers huge potential for those seeking an open plan kitchen, dining and family room which has been finished to a high standard. The kitchen offers a modern range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap over, inset gas hob, built-in eye level electric double oven, wood effect flooring, space for ‘American’ style fridge/freezer, wine cooler and dishwasher, uPVC double glazed windows to side and rear, built-in breakfast bar, dining area with space for table, fitted carpet, radiator x2, built-in double cloaks cupboard, telephone point, electric fuse box, heating timer controls, smooth coved ceiling with
loft access hatch, door to sitting room, opening to garden room, opening to:

UTILITY ROOM
8’ x 5’ 7” (2.44m x 1.7m) Fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap over, tiled splash backs and flooring, space for washing machine, uPVC obscure double glazed door to side, wood panelling, cloaks storage space and built-in storage shelving, smooth ceiling.

GARDEN ROOM
7’ 7” x 7’ 3” (2.31m x 2.21m) A delightful addition which provides the perfect space to enjoy the private gardens. Fitted carpet, radiator, uPVC double French doors to rear garden, smooth coved ceiling.

SITTING ROOM
16’ 10” x 9’ 10” (5.13m x 3m) Fitted carpet, radiator, uPVC double glazed full height windows to front, television point, wall lighting, smooth coved ceiling, opening to:

INNER HALLWAY
Fitted carpet, smooth ceiling with recessed spotlighting and light tube, doors to:

DOUBLE BEDROOM
10’ 1” x 9’ 10” (3.07m x 3m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, built-in wardrobe with sliding doors, smooth coved ceiling.

FAMILY BATHROOM
Modern white four piece suite comprising low level W.C., hand wash basin set within vanity unit with cupboard under and mixer tap over, sunken double ended bath with mixer shower tap, double shower cubicle with thermostatically controlled shower, tiled splash backs, fitted carpet, radiator, wall mounted storage cupboard and vanity mirror, uPVC double glazed window to rear, smooth coved ceiling.

BEDROOM/STUDY
10’ 2” x 4’ 10” (3.1m x 1.47m) Fitted carpet, radiator, obscure double glazed window to side, built-in wardrobe.

DOUBLE BEDROOM
10’ 5” x 9’ 5” (3.18m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, television point, smooth ceiling.

OUTSIDE REAR
Leading from the garden room an enclosed lawn garden can be found with a hard standing decked area which provides the perfect space for entertaining and alfresco dining. The garden is fully enclosed with a mixture of timber panelled fencing and mature hedging whilst offering storage within the timber built shed. Gated access leads to the front driveway whilst the garden enjoys a private non overlooked aspect.
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.