Blofield Corner Road, Blofield Heath, Norwich

Guide Price £415,000 Freehold

Energy Efficiency Rating : 48

- No Chain
- Chalet Bungalow with Over 1700 Sqft
- Approx. 0.2 Acre Plot (stms)
- Open Plan Kitchen/Dining Space
- Sitting Room & Garden Room
- Up to Six Bedrooms
- Mature Gardens to Front & Rear
- Garage & Ample Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
Offered with NO CHAIN, this SUBSTANTIAL DETACHED CHALET occupies a plot of approximately 0.2 ACRES (stms) with THREE RECEPTION ROOMS and up to FIVE BEDROOMS. With an ATTRACTIVE SWEEPING DRIVEWAY to front, ample parking leads to an over sized garage. With many uPVC DOUBLE GLAZED WINDOWS and DOORS replaced in 2018, the property offers a WELL MAINTAINED EXTERIOR, with the accommodation comprising a SOLID OAK WOOD KITCHEN, OPEN PLAN dining room, 18' SITTING ROOM with open fire, inner hall with STORAGE, GARDEN ROOM, bedroom/STUDY, bedroom, cloakroom and FAMILY BATHROOM to the ground floor. A SPACIOUS LANDING with built-in STORAGE offers access to THREE FURTHER DOUBLE BEDROOMS all with BUILT-IN STORAGE, and a SHOWER ROOM. With a REPLACEMENT OIL FIRED CENTRAL HEATING BOILER and TANK, the property is presented in fantastic DECORATIVE ORDER. The gardens extend from the front and to the rear, with a PATIO, lawned expanse, FEATURE POND and WORKING GARDEN.

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 4RT), 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, where the property can be found on the right hand side, set back from the road and indicated by our For Sale board.

AGENTS NOTE
The property currently offers field views, but we understand planning permission was obtained on the field to the rear of the property in 2014 for the erection of 36 dwellings. Potential buyers are advise to seek advice from the local council or their legal adviser for further information.

Set back from the road with a block paved sweeping driveway, mature planted borders and a raised lawn can be found to front, with access leading to the main property, garage and gated rear garden.

uPVC obscure double glazed stable door to:
KITCHEN
13' 10" x 10' 1" Max. (4.22m x 3.07m) Comprehensive fitted range of painted oak wood wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in eye level electric double oven, tiled flooring, space for fridge freezer and washing machine, uPVC double glazed window to side, radiator, under cupboard lighting, alarm control panel, door to inner hallway, coved ceiling, open plan to:

DINING ROOM
11' 8" x 10' 1" Max. (3.56m x 3.07m) Fitted carpet, radiator, uPVC double glazed French doors to front, wall lighting, coved ceiling, door to:

SITTING ROOM
18' 8" x 12' 11" (5.69m x 3.94m) This spacious entertaining space is centred around the feature open fire place and decorative marble surround and hearth, fitted carpet, radiator x2, uPVC double glazed bow window to front, television and telephone points, wall lighting, dado rail, coved ceiling, door to:

INNER HALLWAY
Fitted carpet, radiator, stairs to first floor landing with built-in storage cupboard, built-in airing cupboard housing hot water tank and shelving, built-in double storage cupboard, thermostat heating control, doors to:

BEDROOM/STUDY
9' 10" x 9' 8" (3m x 2.95m) Fitted carpet, radiator, uPVC double glazed window to side, coved ceiling.

DOUBLE BEDROOM
12' 10" x 10' 8" Max. (3.91m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in wardrobes comprising double wardrobes x2, wall lighting, coved ceiling.

GARDEN ROOM/BEDROOM
10' 9" x 10' 2" (3.28m x 3.1m) Fitted carpet, radiator, uPVC double glazed sliding patio doors to rear garden, built-in double wardrobe/storage cupboard, coved ceiling.

CLOAKROOM
Low level W.C, tiled flooring, obscure double glazed window to side.

FAMILY BATHROOM
Two piece suite comprising hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with electric shower and glazed shower screen, tiled walls and flooring, heated towel rail, obscure double glazed window to side, shaver point, wall lighting, extractor fan and recessed spot lights.

STAIRS TO FIRST FLOOR GALLERIED LANDING
Fitted carpet, radiator, velux window to side x2, range of built-in low level storage cupboards, built-in storage cupboards x2, loft access hatch, doors to:

BEDROOM/STUDY
DOUBLE BEDROOM
16’ 6” x 14’ 11” Max. Some Restricted Height. (5.03m x 4.55m)
Fitted carpet, radiator, uPVC double glazed window to front, dado rail, telephone point, range of built-in bedroom furniture comprising double wardrobes x3, wall lighting.

SHOWER ROOM
White four piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, bidet with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs and flooring, built-in storage cupboard, velux window to side, heated towel rail, radiator, extractor fan.

DOUBLE BEDROOM
11’ 8” x 9’ 1” Max. Some Restricted Height. (3.56m x 2.77m)
Fitted carpet, radiator, velux window to side, range of built-in bedroom furniture comprising single wardrobes x3, built-in eaves storage access.

DOUBLE BEDROOM
16’ 6” x 9’ 10” Max. Some Restricted Height. (5.03m x 3m)
Fitted carpet, radiator, uPVC double glazed window to rear, wall lighting, range of built-in bedroom furniture comprising double wardrobes x3, thermostat heating control.

OUTSIDE REAR
Occupying a plot of approximately 0.2 acres (stms), with the rear being predominantly laid to lawn, and enclosed with mature hedging. Well stocked borders and flower beds offer colour throughout the spring and summer months, with a patio extending from the garden room, and a pond creating a lovely wildlife feature. The gardens extend beyond the rear hedge to a working garden with shed and greenhouse, along with an outside water supply, oil tank and access to the front driveway.

GARAGE
19’ 5” x 11’ 6” (5.92m x 3.51m) Up and over door to front, window to rear, potential for door to front, floor standing oil fired central heating boiler, inspection pit, electric fuse box.
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.