

Blofield Corner Road, Blofield Heath, Norwich

Guide Price £500,000 - £525,000 Freehold

Energy Efficiency Rating : 88

- ✓ Motivated Vendors!
- ✓ Detached Chalet
- ✓ Walking Distance to School/Amenities
- ✓ Kitchen & Dining Room
- ✓ Solar Panels/Gas Fired Central Heating
- ✓ Four Double Bedrooms
- ✓ Gardens to Front & Rear
- ✓ Off Road Parking & Double Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Guide Price £500,000- £525,000. **MOTIVATED VENDORS!** This **SUBSTANTIAL DETACHED CHALET** occupies a plot of approximately 0.2 ACRES (stms) with **THREE RECEPTION ROOMS** and up to **FOUR BEDROOMS**. With a **DRIVEWAY** and **OFF ROAD PARKING** to front and access provided to the **DOUBLE GARAGE** that benefits from **ELECTRIC ROLLER DOORS**. With **uPVC DOUBLE GLAZED WINDOWS** and **DOORS**, the property offers a **WELL MAINTAINED EXTERIOR**, with the accommodation comprising a **SOLID OAK WOOD KITCHEN**, dining room, **DOUBLE BEDROOM**, cloakroom, **SITTING ROOM** with **GAS FIRE**, entrance hall which opens to the **UTILITY ROOM**, and finally a **SUN ROOM** which is **EAST FACING** creating a perfect area for breakfast in the sun. Access leads to **THREE FURTHER DOUBLE BEDROOMS**, of which **TWO** are **EN SUITE**. With **GAS FIRED CENTRAL HEATING** and **SOLAR PANELS**, the property is presented in fantastic **DECORATIVE ORDER**. The gardens extend from the front and to the rear, with a **PATIO**, lawned area, **FLOWER BEDDING** and a **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 and immediately left on the shared driveway with this property and one other which is behind a high level hedge, indicated by our For Sale board.

AGENTS NOTE

The Solar Panels produce approximately £149 Per Quarter in income for the vendors as well as reducing their electricity usage.

Approached via a shingle driveway providing off road parking for multiple vehicles and on to the double garage, gardens and main property.

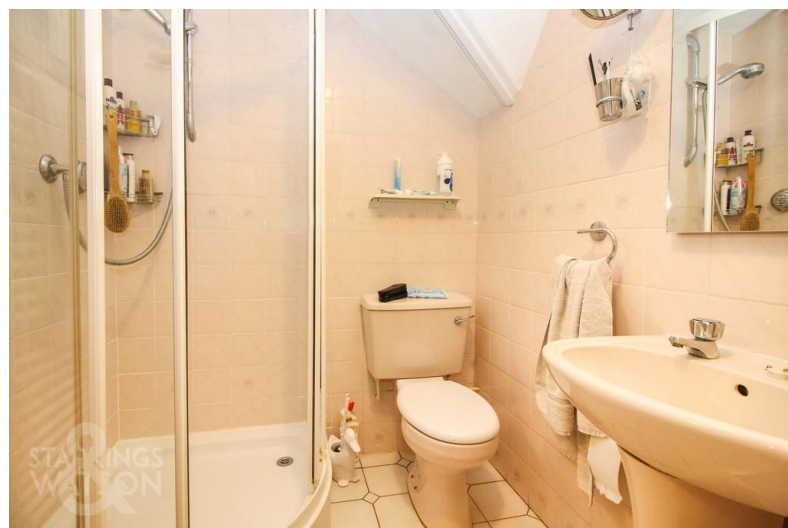
uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, dado rail, wall lighting, coved ceiling, doors to:



DOUBLE BEDROOM

12' 10" x 8' 10" (3.91m x 2.69m) Fitted carpet, radiator, uPVC double glazed windows to front and side, coved ceiling.

SITTING ROOM

20' 11" x 12' 9" (6.38m x 3.89m) Exposed brick built fireplace with inset gas fire and tiled hearth, fitted carpet, radiator, uPVC double glazed windows to side and front, double glazed French doors to rear, coved ceiling, door to:

DINING ROOM

13' x 11' 8" (3.96m x 3.56m) Wood effect flooring, radiator, stairs to first floor landing, opening to kitchen, coved ceiling, doors to:

SUN ROOM

11' 9" x 4' 11" (3.58m x 1.5m) This room is on the east side of the property and enjoys the morning sun, and is built of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC double glazed door to garden, tiled flooring.

CONSERVATORY

13' x 10' (3.96m x 3.05m) Of brick and uPVC construction, tiled flooring, radiator, uPVC double glazed windows to side and rear, uPVC double glazed French doors to rear garden, ceiling fan.

KITCHEN

16' 2" x 8' 9" (4.93m x 2.67m) Fitted 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, tiled splash backs, inset gas hob with extractor fan, built-in electric double oven, wood effect flooring, space for dishwasher and fridge freezer, radiator, uPVC double glazed windows to side and rear, door to entrance hall, coved ceiling.

UTILITY ROOM

Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for washing machine and tumble dryer, wall mounted gas fired central heating boiler, built-in airing cupboard housing the hot water cylinder and shelving, uPVC double glazed window to front, uPVC obscure double glazed door to side, door to:

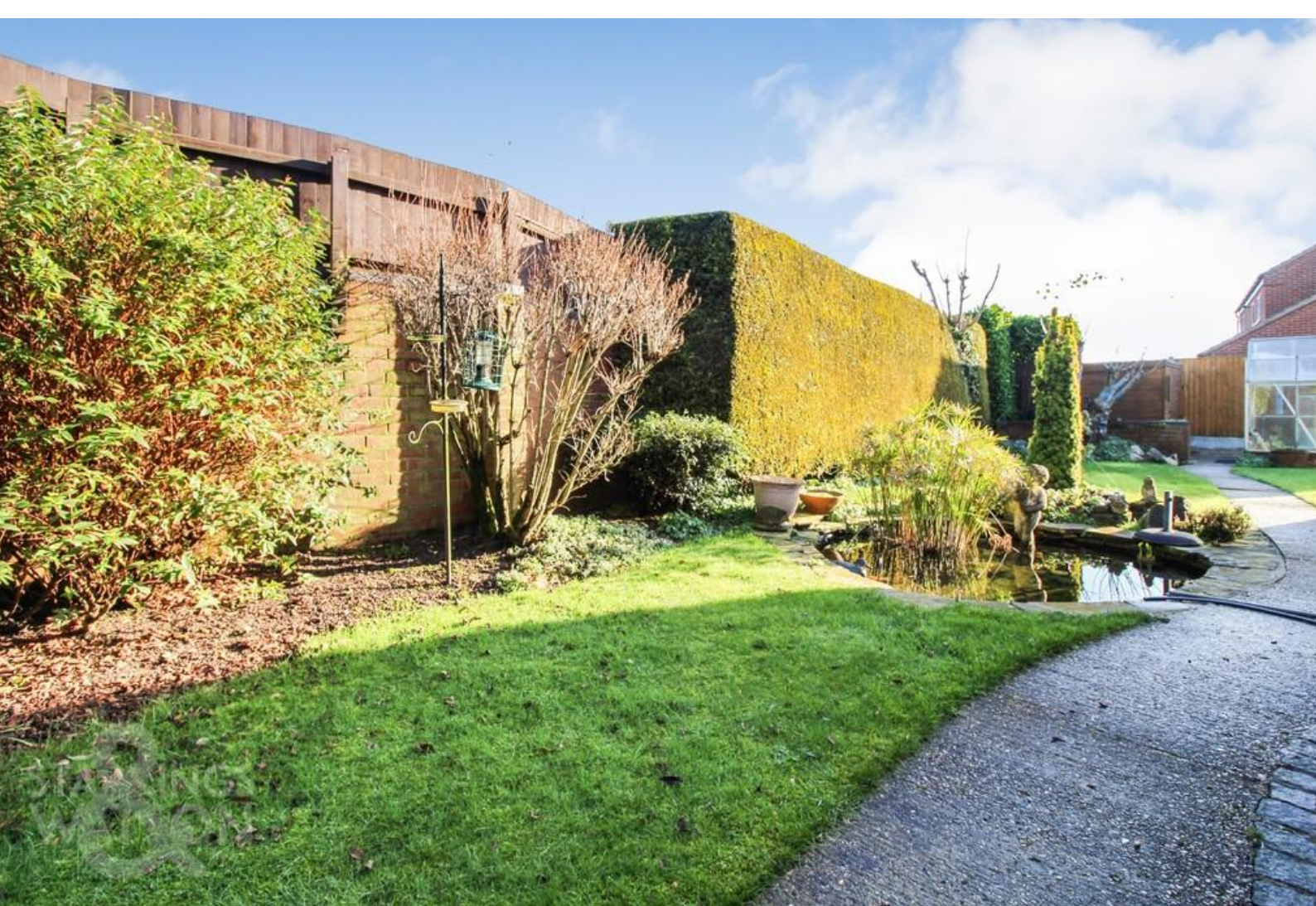
CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin with mixer tap, tiled splash backs, wood effect flooring, window to side, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Exposed wood and fitted carpet, built-in double and single storage cupboard, loft access hatch, doors to:







DOUBLE BEDROOM

14' 11" x 11' 9" Max. Some Restricted Height. (4.55m x 3.58m) Fitted carpet, radiator, fitted range of bedroom furniture and wardrobes including a vanity unit, uPVC double glazed windows to front and side, coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath, tiled splash backs and flooring, heated towel rail, extractor fan, coved ceiling.

DOUBLE BEDROOM

10' 10" x 9' 4" Max. Some Restricted Height. (3.3m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to front, built-in eaves storage cupboard.

DOUBLE BEDROOM

11' 9" x 9' 8" (3.58m x 2.95m) Fitted carpet, radiator, uPVC double glazed windows to side and rear, built-in double wardrobe x2, coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set on a vanity unit with storage cupboard and mixer tap over, shower cubicle with thermostatically controlled rainfall shower, tiled splash backs and flooring, heated towel rail, extractor fan, coved ceiling with recessed spot lighting.

OUTSIDE REAR

Leaving the property via the conservatory French doors, the rear garden enjoys a south facing aspect and has been fully landscaped by the current vendors with areas of flower bedding, trees and shrubbery. There is high level hedging separating the property from the neighbour, and a brick walled boundary to one side. The garden is laid to lawn and wraps around both sides of the property, with one side leading to the double garage.

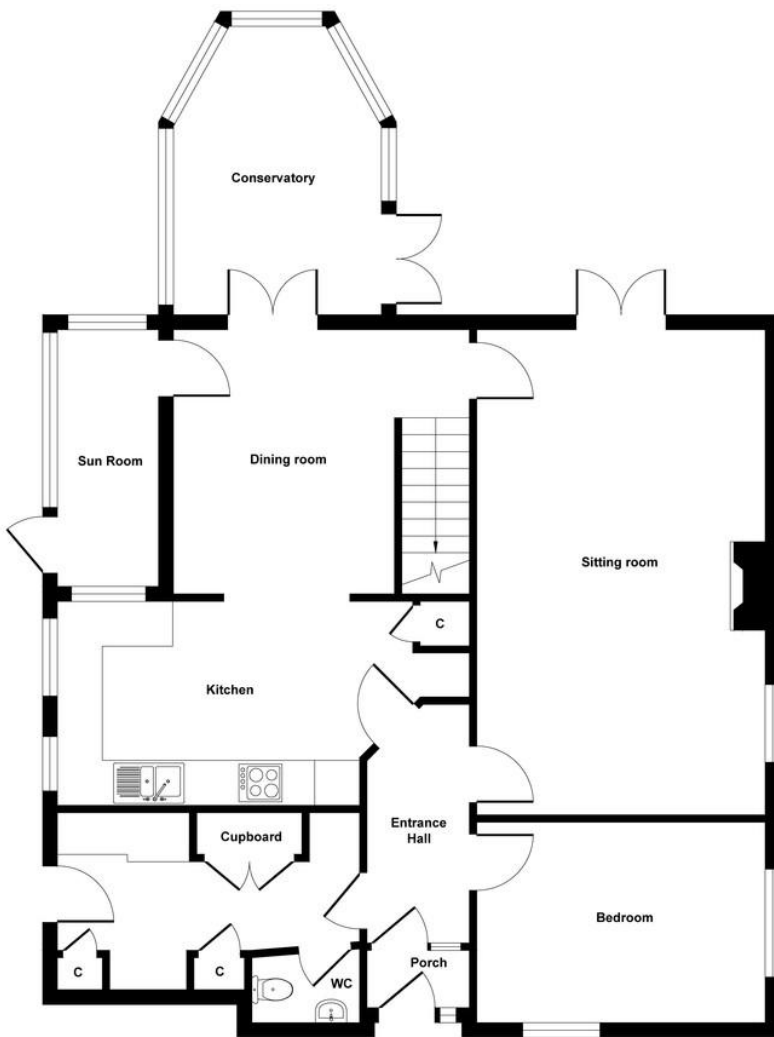
DOUBLE GARAGE

17' x 17' (5.18m x 5.18m) Electric roller door to front x2, window and door to side, solar panel controls, storage above, power and lighting.

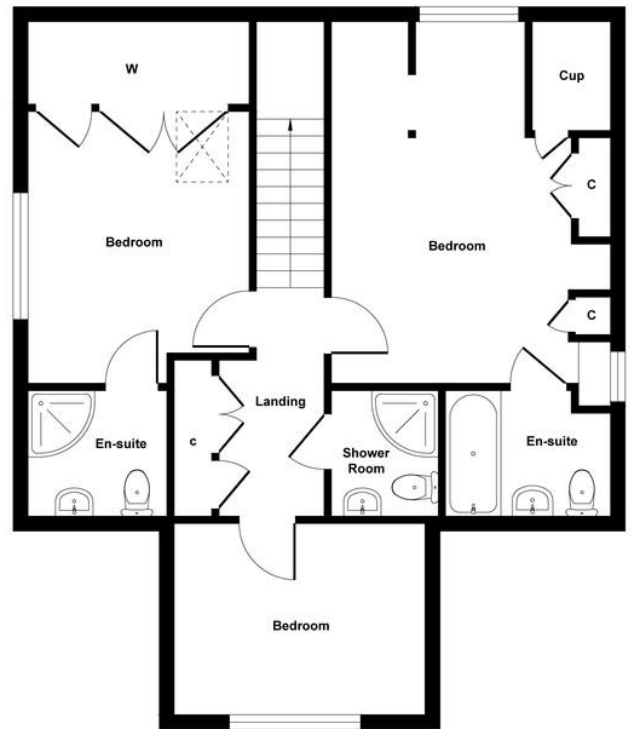
PARKING

Parking is provided off road for multiple vehicles.





Ground Floor
Approximate Floor Area
1017 sq. ft
(94.50 sq. m)



First Floor
Approximate Floor Area
637 sq. ft
(59.20 sq. m)

Approx. Gross Internal Floor Area 1654 sq. ft / 153.66 sq. m



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