



Hillcrest
Hall Road | Blofield | Norfolk | NR13 4DA

EMBRACING THE GOOD LIFE



“In a generous plot surrounded by open farmland, this much-loved family home benefits from a truly wonderful setting. You’ll feel right at home with the wildlife, can raise your children in the clean country air, grow your own produce, keep chickens and more. With flexible accommodation and a large, detached snooker room, there’s plenty of space for making memories, and it’s all within easy reach of Norwich, the Broads and the coast.”



KEY FEATURES

- A Late 1930's Detached Bungalow surrounded by Open Farmland in the Village of Blofield
- Three Bedrooms; Wet Room and a WC
- Sitting Room with Wood Burner and a Dining Room
- Kitchen with Separate Utility Room
- Large Attached Studio/Workshop
- Separate Detached Timber Outbuilding currently used as a Snooker Room
- The Grounds extend to 0.587 of an acre (stms)
- Double Garage and Gated Driveway for Parking
- The Accommodation extends to 2,170sq.ft
- Energy Rating: D

If you're looking for a place where you can make your mark and put down roots, a home that balances country life with access to amenities, this is sure to hit the spot. A spacious home with further potential, a large studio and detached games room, a plot of around 2/3 acre with a high degree of privacy – you have all that here and more besides.

Perfectly Positioned

The property was built in the late 1930s and has been in the current family's ownership for 45 years. It's been enjoyed by three generations over this time and has worked well at every stage of family life. It's set in a lovely and peaceful position between Blofield Heath, Hemblington and Blofield, walking distance from amenities but surrounded by open farmland. An idyllic spot, it's also well placed for vehicle access to the A47 for travel to Norwich and Great Yarmouth, the Broadland Northway, and for the coast and the Broads, so it's a super base from which to enjoy all that this popular and desirable part of the country has to offer.

Sociable Space

The owners carefully maintained the property over the decades and continued to improve it, so while there is scope to make your mark, you don't have to do any work right away and can instead move in and embrace the lifestyle here. This has been the setting for many parties, birthdays, Christmas gatherings, summer celebrations and more. In the original part of the house, you have a lovely bright sitting room with a woodburner and a south-facing bay window, the room leading onto a dining room, which in turn is open to the kitchen. This allows for a practical and sociable flow.





KEY FEATURES

On the other side of the property are three double bedrooms. There's also a wet room, cloakroom and large utility. Attached to the house but currently separate is a large studio or workshop which offers enormous potential and flexibility. You then have a huge, detached snooker room – sure to be a hit with teens and perfect for hosting friends. The front of the property, the studio and the games room all face south, so it's wonderfully bright, airy and uplifting throughout.

For Family Fun

The garden is mainly found to the south of the property and is securely fenced and gated throughout, so it's very safe. There's a useful garage for storage and plenty of space in the garden to spend time enjoying the fresh air. The owners used to have goats and geese and you could certainly have chickens as well. There's room to grow your own fresh fruit and vegetables and to have a greenhouse. Children will love playing outside, climbing trees, building dens, camping out and so much more. The owners' children and grandchildren have spent many happy days out here! At times, the whole extended family gathered, with around 100 people visiting for a party, staying in the house, in nearby B&Bs or camping in the garden – treasured memories for the family. It's a fabulous place to be on a sunny day, soaking it up and making the most of it all!

























INFORMATION



On The Doorstep

There is a good range of amenities in Blofield, including a pub, fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. There are good recreation facilities here too, with Plantation Park Recreation Ground not far away, bowls, plus hard and grass tennis courts also available in the village.

How Far Is It To?

Blofield lies 7.5 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line railway with links to London Liverpool Street and an international airport. There is also a selection of good schools in both, the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The seafront offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Leave Norwich heading up Ketts Hill/B1140. Continue onto Plumstead Road/B1140. At the roundabout take the 1st exit and stay on Plumstead Road. Turn right onto Broad Lane and then left to stay on Broad Lane. Continue onto The Green and then onto Broad Lane. Continue onto Hospital Road and then School Road. Continue onto Hall Road and then turn left up the drive to Hillcrest.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

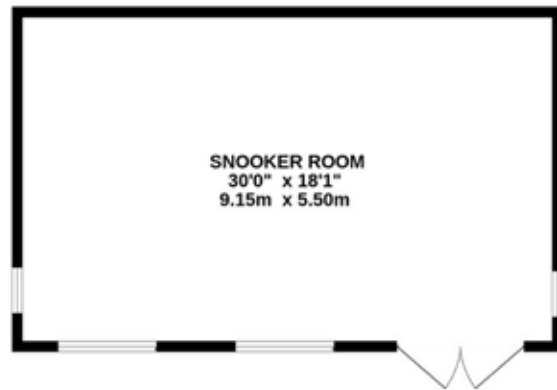
Broadband Available - Fibre to Cabinet

Mobile Phone Reception - varies depending on network provider

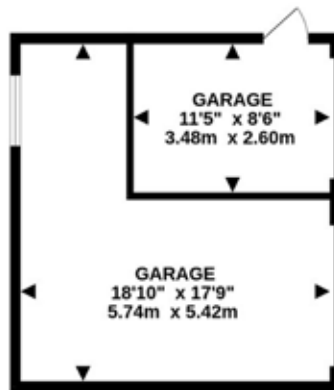
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Broadland District Council - Council Tax Band C

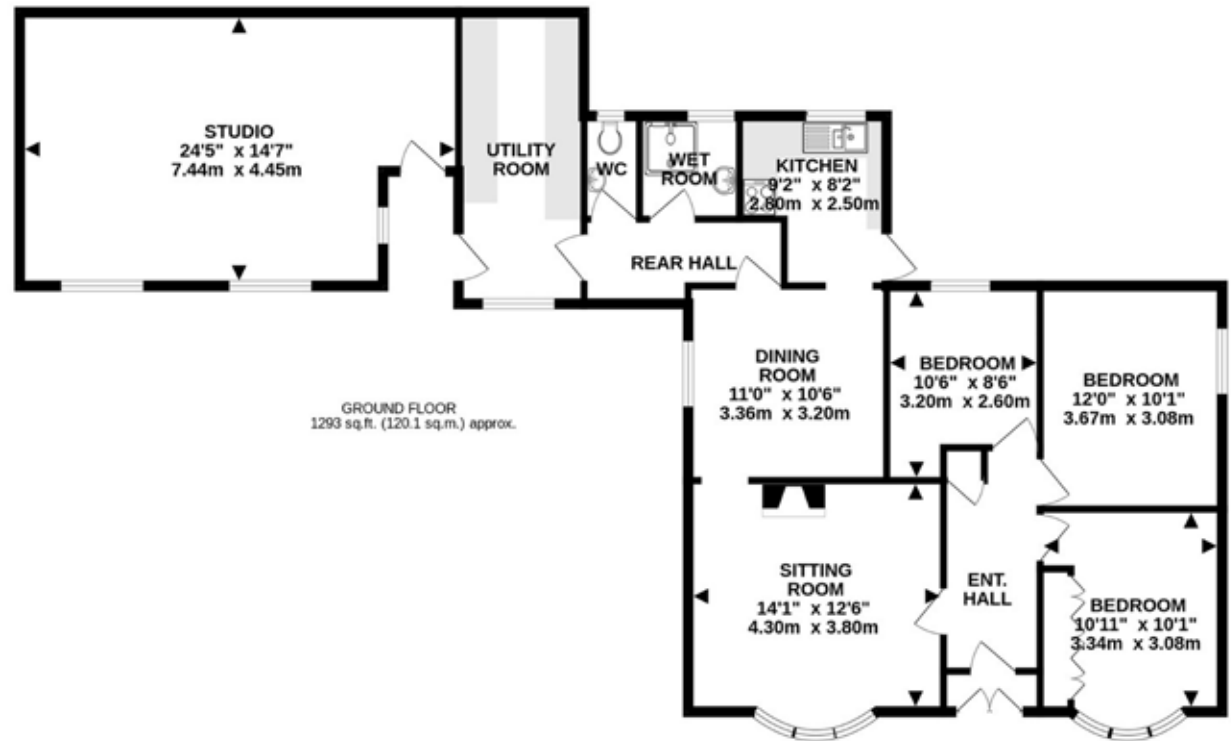
Freehold



SNOOKER ROOM
543 sq.ft. (50.4 sq.m.) approx.



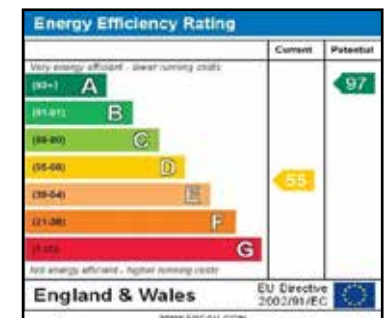
GARAGE
335 sq.ft. (31.1 sq.m.) approx.



GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.

TOTAL FLOOR AREA : 2170 sq.ft. (201.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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