



THE STORY OF  
**14 Blofield Road**  
*Brundall, Norfolk*

**SOWERBYS**





THE STORY OF

# 14 Blofield Road

Brundall, Norfolk  
NR13 5NN

---

Most Unique Family Home

Highly Sought After Location

Four Double Bedrooms

Highly Versatile Accommodation

Ground Floor Bedrooms and Study

Filled with Natural Light

Wonderfully Presented Throughout

Superb Front and Rear Gardens

Off Road Parking and Two Garages

Vendors Have Found

---

**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)







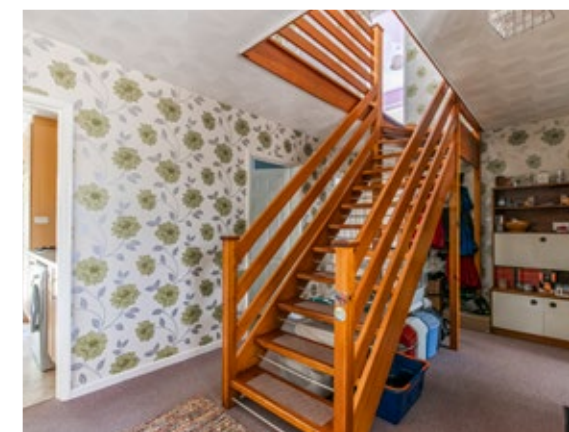
Standing proud on the mature and tree-lined Blofield Road, one of the most sought-after locations in the area, this fine home offers a wealth of wonderfully presented and highly versatile accommodation. Purchased from new some 55 years ago, this is the first time this most unique family home has ever seen the open market and provides superb versatility to accompany a truly fulfilling family life in a timeless and convenient location.



The brick weave entrance ushers one through the wooden gates alongside the large front garden, affording the home excellent privacy. The welcoming entrance hall leads to the well-equipped kitchen as well as the sociable and bright sitting/dining room; a well-balanced and practical layout with an elegant flow without being too open-plan. Elsewhere on the ground floor, two large bedrooms and a family bathroom bring excellent flexibility and future-proofing to the home whilst the elegant study enjoys the perfect spot at the front of the home.



Rising to the first floor, the striking galleried landing reveals two further large bedrooms, both enjoying a wealth of built-in storage and flanking a central WC.

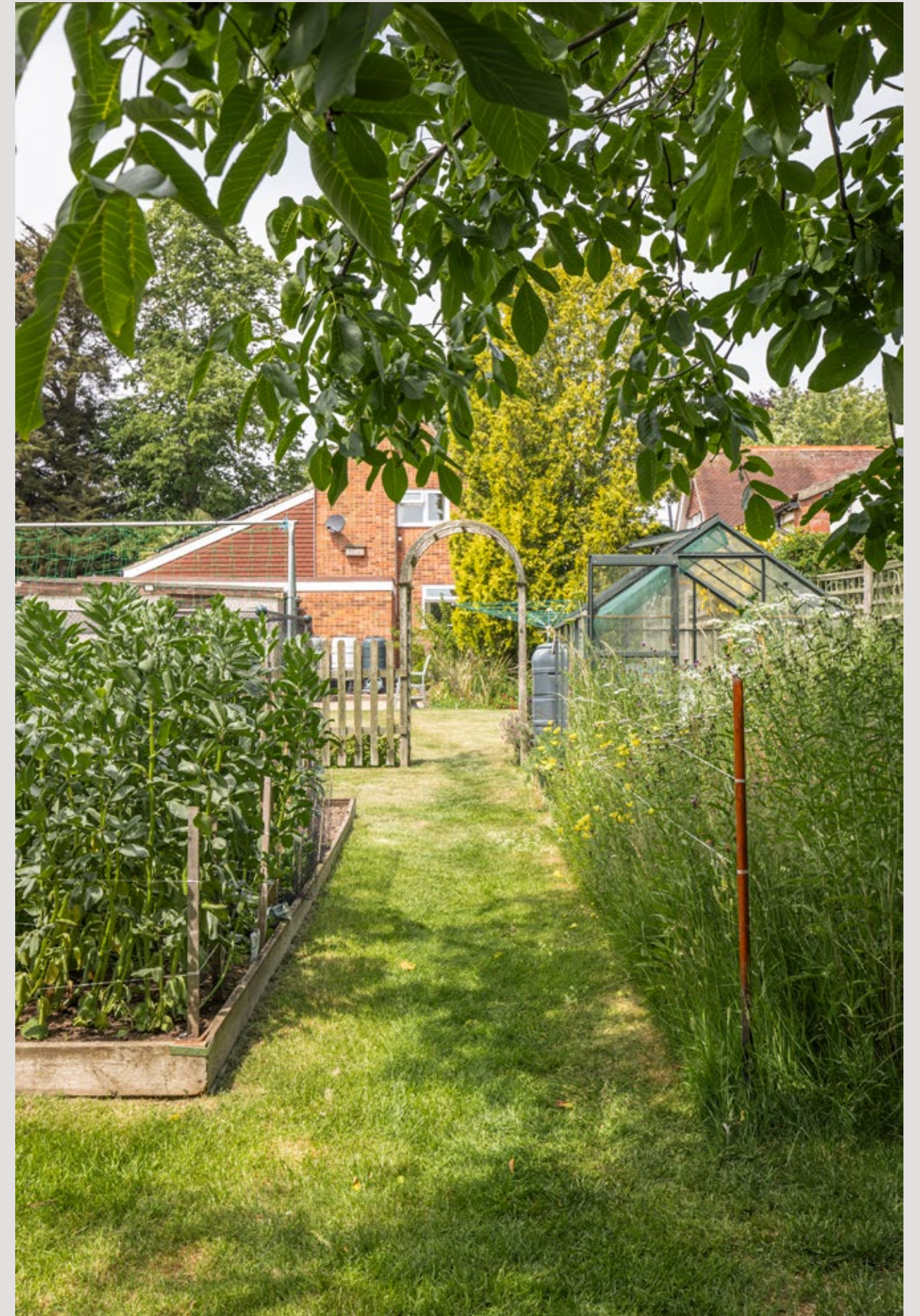


Amongst the most noteworthy features of this fine home is the remarkable plot in which it sits. The front garden is bordered by well-stocked flower beds and mature shrubs, giving the property a desirable set-back position and excellent privacy. To the rear, the long driveway reaches all the way to the rear of the home and two separate single garages. A sweeping sun terrace provides an expansive area in which to enjoy al fresco dining and soak up the all-day sunshine whilst the further garden continues to sprawl with a wealth of features to behold. The well-tended lawns are interspersed with further seating areas and a summerhouse whilst the productive kitchen garden provides an idyllic spot to while away the hours amongst natural surroundings.

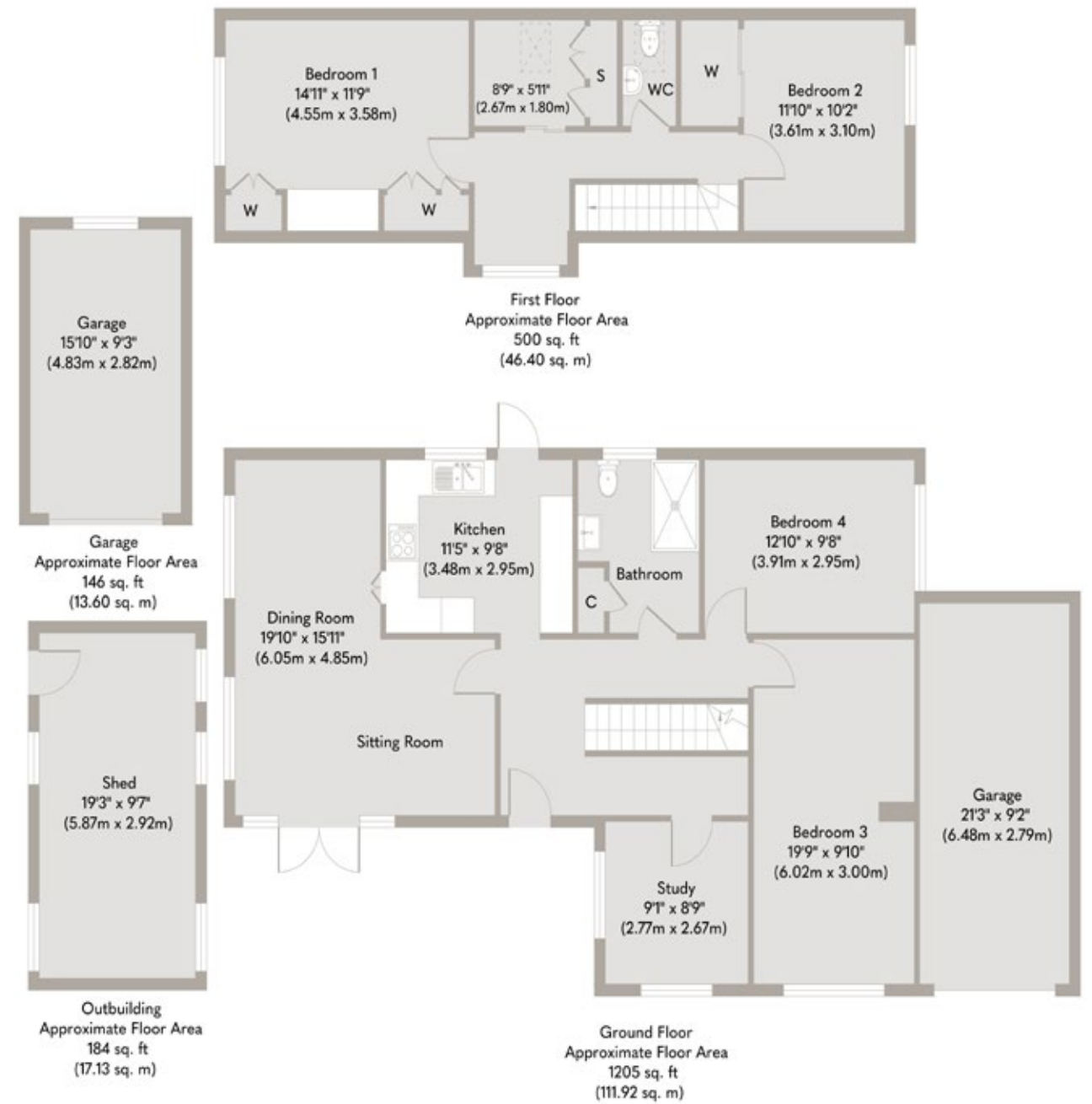




...this is the first time  
this most unique family  
home has ever seen the  
open market and provides  
superb versatility to  
accompany a truly  
fulfilling family life...







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



# Brundall

## A PEACEFUL RIVERSIDE COMMUNITY SET WITHIN THE NORFOLK BROADS

Brundall, nestled within the tranquil beauty of Norfolk's Broads, offers a peaceful riverside setting just a short distance from the vibrant city of Norwich. This picturesque village, celebrated for its waterside charm and surrounding greenery, strikes a perfect balance between rural calm and everyday convenience.

Situated approximately 7 miles east of Norwich, Brundall lies on the northern banks of the River Yare, where boats drift past tree-lined shores and life moves at an unhurried pace. The village has a strong sense of community and a good range of local amenities, including a primary school, convenience stores, a medical centre, and a choice of popular riverside pubs—ideal for watching the world go by.

Surrounded by open countryside and big Norfolk skies, Brundall offers a gateway to the Broads National Park—one of Britain's most treasured natural landscapes. It's a popular spot with boating enthusiasts, walkers, and those who simply enjoy the peaceful beauty of the waterways and wildlife-rich surroundings.

The local property market caters to a variety of lifestyles, from character cottages and family homes to contemporary developments that sit comfortably within the village's rural setting. Brundall is particularly sought after by those looking for riverside living, with a number of properties offering private moorings and far-reaching views across the Broads.

Excellent road links and a railway station with direct trains to Norwich and onward services to London Liverpool Street make Brundall well-connected for commuters and those wishing to explore further afield. Combining natural beauty with modern accessibility, Brundall offers a lifestyle that embraces both the charm of the Norfolk countryside and the convenience of city connections.



### *Note from Sowerbys*



“...one of the most sought-after locations in the area, this fine home offers a wealth of wonderfully presented and highly versatile accommodation.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: // takeovers.puns.pencil

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

