



Borton Road, Blofield - NR13 4RU



Borton Road

Blofield, Norwich

Situated in a charming CUL-DE-SAC SETTING, this EXTENDED semi-detached BUNGALOW presents an ideal opportunity for those seeking a comfortable and modern living space. Stepping through the porch and hall entrance, you are welcomed into a spacious 16' SITTING ROOM that offers a perfect spot for relaxation. The property boasts a MODERN FITTED KITCHEN equipped with integrated COOKING APPLIANCES, catering to your culinary needs. Accommodation further comprises THREE BEDROOMS, providing ample space for family living or guests - with one including FRENCH DOORS to the REAR. The convenience of a MODERN SHOWER ROOM featuring AQUA-BOARD SPLASHBACKS and a rainfall shower, elevating the comfort and style of this home. This property features well-maintained outside spaces that complement the comfortable interiors. The EXPANSIVE NON-OVERLOOKED GARDENS providing the perfect canvas for gardening enthusiasts. The NON-OVERLOOKED aspect enhances the sense of privacy, allowing peaceful enjoyment of the surroundings.



Ample parking space is found in the driveway, whilst the included GARAGE offers storage or workspace options.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended Semi-Detached Bungalow
- Cul-De-Sac Setting
- Porch & Hall Entrance
- 16' Sitting Room
- Modern Fitted Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- Shower Room with Aqua-Board Splashbacks & Rainfall Shower
- Non-Overlooked Gardens, Driveway & Garage

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.



SETTING THE SCENE

The property is approached via a large tarmac driveway offering off road parking for several vehicles, with timber panel fencing and picket fencing to the side boundaries. Access leads to the side of the bungalow where the detached garage and gated rear garden can be found.

THE GRAND TOUR

Stepping inside a porch entrance greets you, with ample space for coats and shoes. A further door takes you to a hall entrance with fitted carpet underfoot and the loft access hatch above. The main sitting room sits to your left hand side with a feature fireplace and fitted carpet underfoot, with a front facing uPVC double glazed window and vertical radiator. The kitchen sits beyond enjoying garden views whilst offering a modernised white U-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric ceramic hob, built-in electric double oven with a glass splash-back and extractor fan above. Space is provided for general white goods including a fridge freezer, washing machine and dishwasher, with matching-up stands, wood effect flooring and a built-in airing cupboard to one side. The three bedrooms lead off the hall entrance all finished with fitted carpet and uPVC double glazing, with the smallest bedroom including French doors which take you to the rear garden - offering potential to be used as a further reception room if required. The shower room completes the property with a large walk-in double shower cubicle including a twin head thermostatically controlled rainfall shower, with aqua-board splashbacks, whilst storage can be found under the hand washbasin with wood effect flooring underfoot and a heated towel rail.

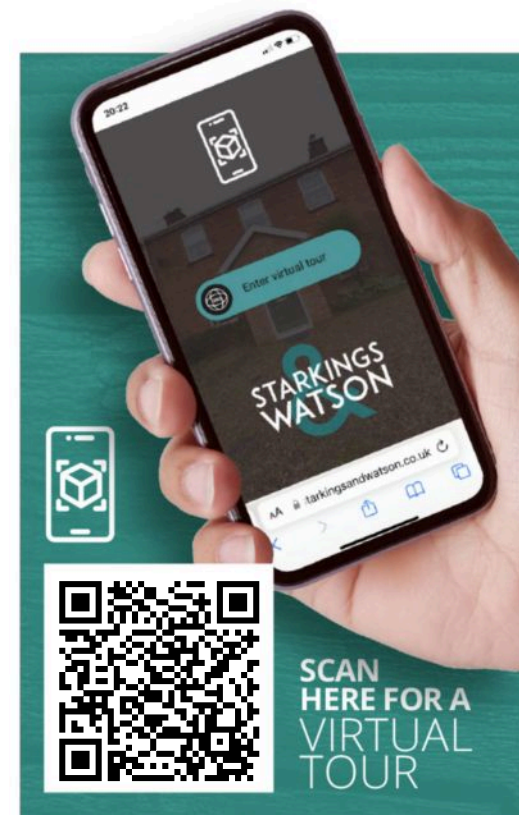
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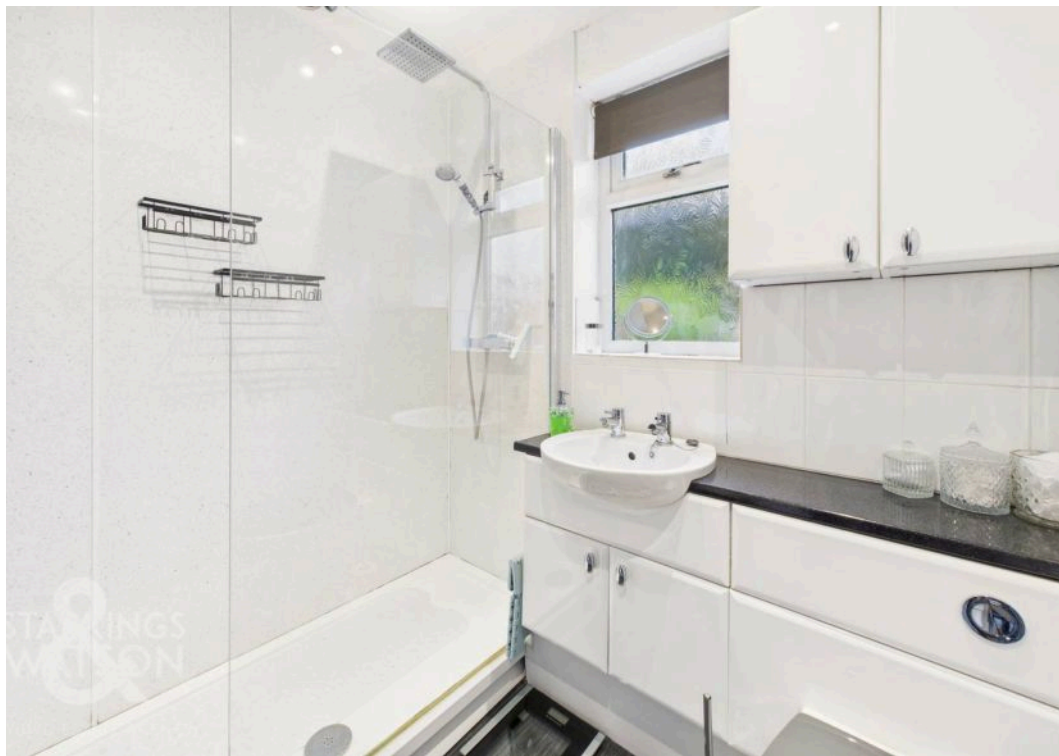
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



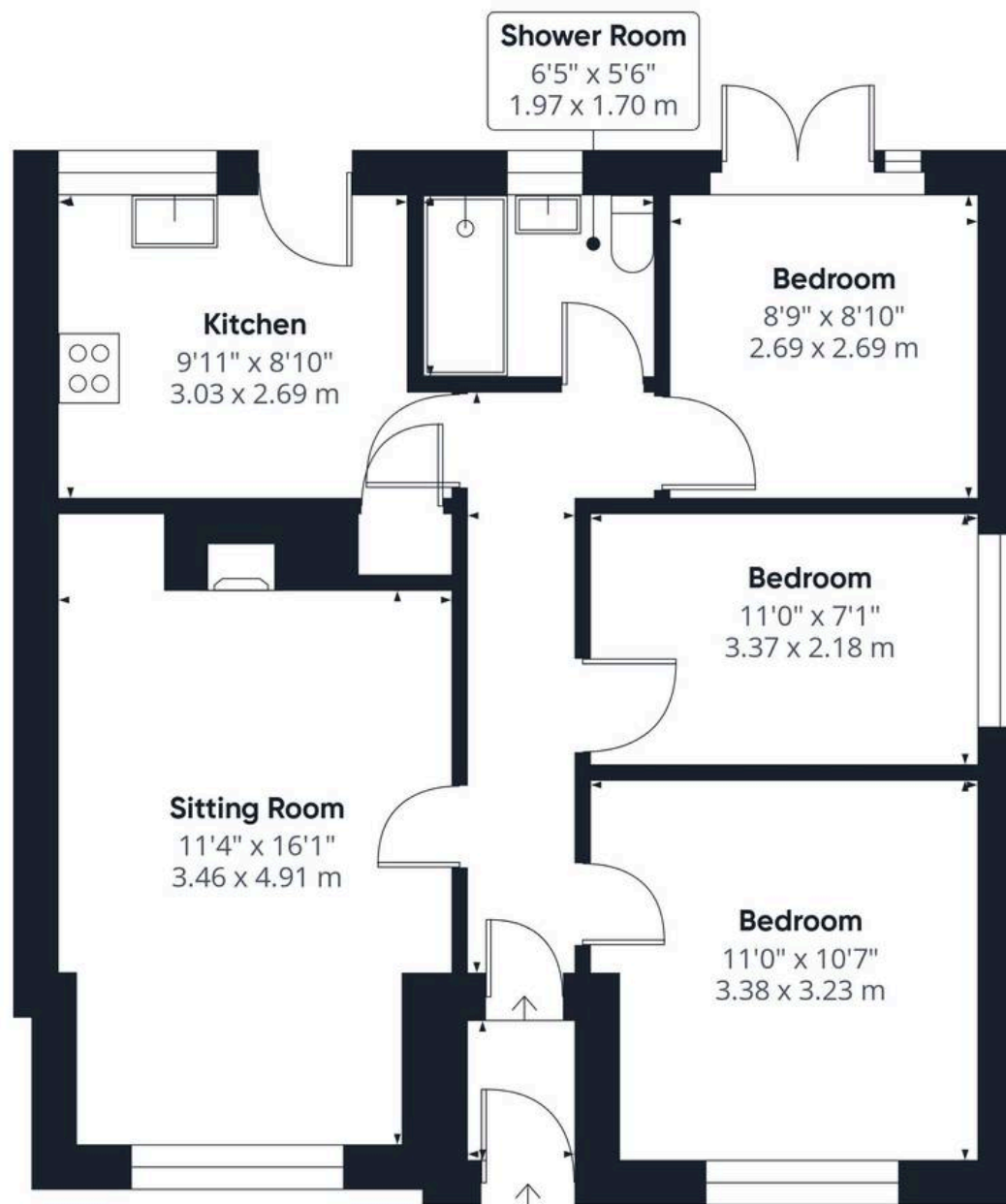




THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing whilst being manually laid to the lawn and including a patio seating area which stretches across the width of the bungalow. An outside water supply can be found along with a gated access to the driveway, with a wide variety of mature planting and shrubbery to the borders. The garage offers an up and over door to front with windows to side.





Approximate total area⁽¹⁾

667 ft²

61.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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