

WILLIAM GREEN WAY

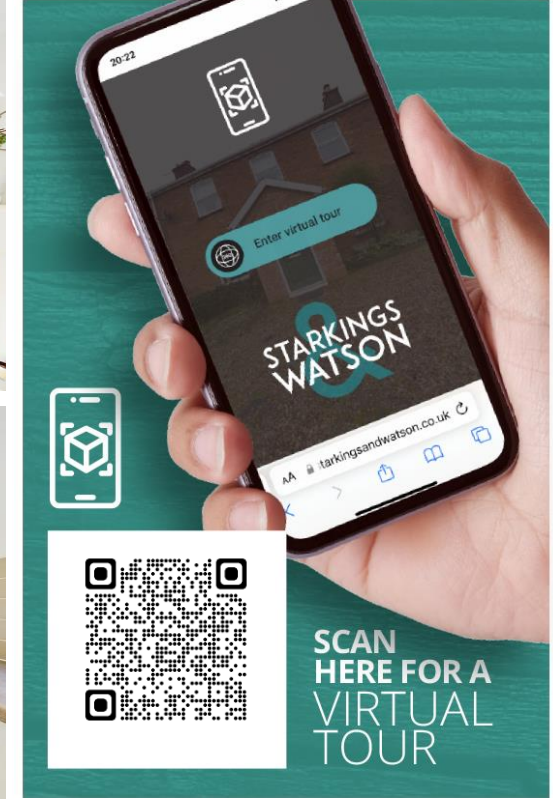
Blofield, Norwich NR13 4TZ

Freehold | Energy Efficiency Rating : B

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STARKINGS WATSON

- Detached Executive Family Home
- Overlooking Green Space in Quiet Cul-De-Sac
- High Ceilings & Sash Windows
- Sitting Room & Separate Study
- Four Double Bedrooms
- En Suite & Family Bathroom
- Sizeable Garden with Landscaped Patio
- Garage & Tandem Driveway

IN SUMMARY

This DETACHED EXECUTIVE HOME enjoys a position on the fringes of the development, OVERLOOKING GREEN SPACE, with over 1480 Sq. ft (stms) of accommodation. Built by HOPKINS HOMES, this high quality property offers a fantastic layout, enjoying a LIGHT, BRIGHT and INVITING INTERIOR. With HIGH CEILINGS and SASH WINDOWS in part which form part of the HOPKINS HOMES signature style, these characterful yet modern homes enjoy sizeable plots, with ample parking. The accommodation sits around the hall entrance, including a 15' sitting room, 9' STUDY, W.C, 29' KITCHEN/DINING ROOM with ample space for soft furnishings and FRENCH DOORS to the rear GARDEN, and the UTILITY ROOM. Upstairs, the FOUR BEDROOMS lead off the landing, with BUILT-IN WARDROBES to all rooms, an EN SUITE shower room to the main bedroom. The family bathroom with separate SHOWER serves the rest of the bedrooms. The SIZEABLE GARDENS have been landscaped with a LARGE PATIO and lawn, whilst access leads to the GARAGE.

SETTING THE SCENE

Overlooking open green space, the property sits on the edge of the development, with a dedicated tandem

driveway and garage. The private brick-weave driveway offers guest parking and is a wide expanse for extra parking when entertaining. Gated access leads to the rear, with a lawned frontage with planted borders.

THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring, whilst stairs flow to the first floor with useful storage underneath. With clean lines and a contemporary feel, doors lead off, starting with the study - a versatile room with a continuation of the wood effect flooring, and a sash window to front, overlooking the open green space. The adjacent W.C offers a modern white two piece suite with tiled splash backs and wood effect flooring. The formal sitting room sits around a feature fire place with a sash window to front, and double doors which offer a seamless connection to the adjacent kitchen, dining and living space - ideal for entertaining and family time. Stretching across the rear of the property, extensive storage can be found in an L-shape arrangement, with space for a 'Range' style cooker, with an integrated dishwasher and fridge/freezer. Tiled flooring runs through the space, with room for a dining table and soft furnishings. Twin windows overlook the garden, and French doors open to the large patio. The utility room leads off and is finished in a similar style, complete with a further sink, integrated washing machine and wall mounted gas fired central heating boiler. Upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors to the four bedrooms. All double bedrooms and finished with double wardrobes, the front bedrooms include sash windows. The main bedroom leads to an ensuite shower room, with tiled splash backs and a sash window to front overlooking the green space. The family bathroom is



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finished in a similar style, with half tiled walls, a separate bath and shower, along with wood effect flooring.

THE GREAT OUTDOORS

The rear garden is a fantastic size having been landscaped to include a large patio, main lawned expanse and further patio next to the garage. The garden is enclosed with timber panelled fencing and brick walling, whilst gated access leads to the side with an outside water supply. The garage is finished with an up and over door to front, power and lighting.

OUT & ABOUT

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.

FIND US

Postcode : NR13 4TZ

What3Words : ///shipped.magazines.mops

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge is applicable for the maintenance of the communal green spaces.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.



Approximate total area^m

1484.62 ft²
137.93 m²

