

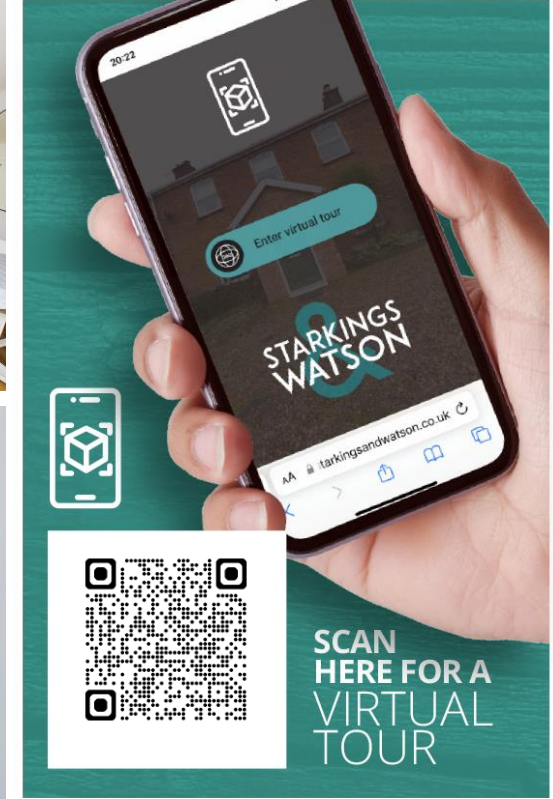
BLYTH CLOSE

Blofield, Norwich NR13 4QY

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336556

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STARKINGS & WATSON

- Semi-Detached Family Home
- Newly Built with NHBC Warranty Remaining
- Corner Plot With Large Driveway
- Open Plan Sitting/Dining Room
- Fitted Kitchen
- Three Double Bedrooms
- Bathroom & Cloakroom
- Private Garden & Studio/Office

IN SUMMARY

VENDORS FOUND! This MODERN semi-detached home is TUCKED AWAY at the end of the cul-de-sac, with ACCOMMODATION arranged over TWO FLOORS. With a SURPRISINGLY SPACIOUS INTERIOR of some 975 Sq. ft (stms), the property is IMMACULATELY PRESENTED, with LOADS of BUILT-IN STORAGE and a GREAT LIGHT and BRIGHT FEEL. To the outside, a LOW MAINTENANCE GARDEN offers a west facing aspect, and a HOME OFFICE/WORKSHOP in the garden (available by separate negotiation), whilst there is AMPLE PARKING to the rear. Internally, the HALL ENTRANCE offers the stairs to the first floor and two built-in cupboards, with doors to the CLOAKROOM, 13' KITCHEN and 18' SITTING/DINING ROOM - a fantastic sized room with FRENCH DOORS to rear and a BREAKFAST BAR between the kitchen and living space. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, along with a SPACIOUS FAMILY BATHROOM.

SETTING THE SCENE

Occupying a prominent corner position, there is ample on road parking around the property, with a low maintenance frontage, and formal driveway located to the rear.

THE GRAND TOUR

Heading inside, a spacious, light and bright hall entrance can be found, with wood effect flooring, stairs to the first floor landing, and two built-in storage cupboards. To the right, a ground floor cloakroom can be found, with tiled splash backs and a window to front. The kitchen is fully fitted, with a range of wall and base level units, solid wood work surfaces, inset gas hob and built-in electric oven, with stainless steel splash back and extractor fan over, and space for a dishwasher and fridge/freezer. The gas fired central heating boiler is tucked away in a cupboard to one corner. An opening between the kitchen and living space creates a breakfast bar which is ideal for entertaining and family life. The sitting/dining room stretches across the rear of the property, with wood effect flooring, ample space for soft furnishings and a dining table, with windows and French doors lead straight out onto the patio. Heading upstairs, the three double bedrooms lead off the landing, the front one is a long room with two windows to front, perhaps with options of making the property a four bedroom home. The two rear bedrooms are also finished with fitted carpet, and windows overlooking the garden. The family bathroom sits in the middle, with a shower over the bath, and a useful utility cupboard.



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THE GREAT OUTDOORS

The rear garden offers an area of patio and artificial lawn, with enclosed timber fenced boundaries. The timber built storage shed/home office or workshop is finished with power and lighting, and is available by separate negotiation. Gated access leads to the rear parking.

OUT & ABOUT

The Broadland Village of Blofield 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 boasting an Outstanding Ofsted rating, local shops, garden centre and a public house. Blofield is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

FIND US

Postcode : NR13 4QY

What3Words : ///fuse.kite.scarves

VIRTUAL TOUR

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

AGENTS NOTE

An estate charge is applicable for the upkeep of the green space on the development and it is approximately £250 per annum. To the side of the driveway an electricity substation can be found.

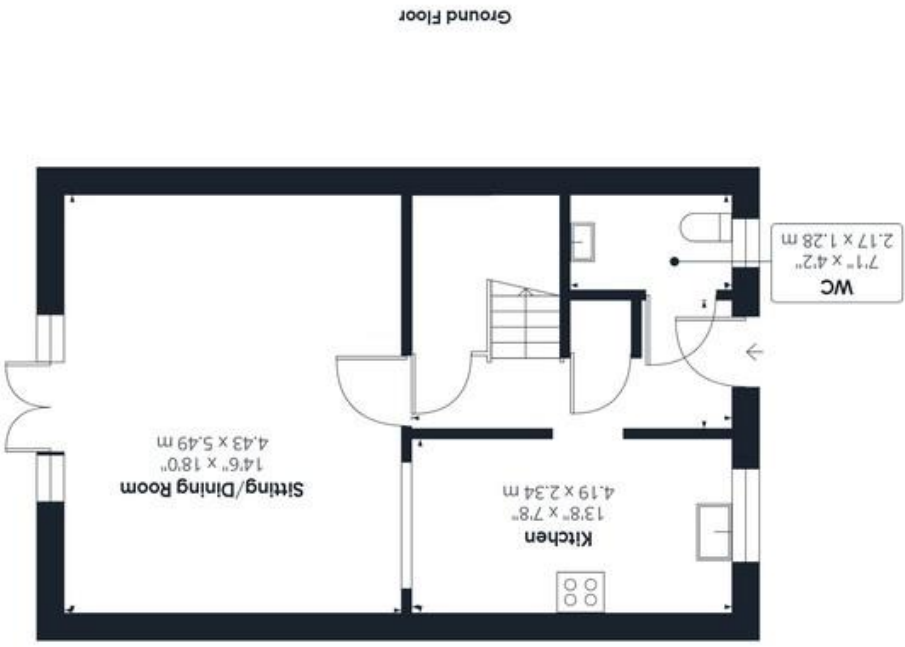
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Price:



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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
972.47 ft²
90.35 m²