



William Green Way, Blofield - NR13 4TZ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



William Green Way

Blofield, Norwich

Non-overlooked to front and with GREEN SPACE opposite, this DETACHED FAMILY HOME is finished with a NEUTRAL and ATTRACTIVE DECOR including WOOD PANELLING and HERRINGBONE style FLOORING to most of the property. The HALL ENTRANCE includes the CENTRAL STAIRS which create a symmetrical appearance as you enter the property, with doors leading to the STUDY, 15' SITTING ROOM with FRENCH DOORS, and W.C. The KITCHEN incorporates a LARGE ISLAND and BREAKFAST BAR, along with INTEGRATED COOKING APPLIANCES and a matching UTILITY ROOM. Upstairs, the FOUR BEDROOMS lead off the landing, with the front two bedrooms finished with SASH WINDOWS. The MAIN BEDROOM includes built-in storage and an IMMACULATE EN SUITE SHOWER ROOM with a double shower cubicle. The family bathroom completes the property with tiled splash backs. To the outside the GARDEN is surprisingly private, with a central lawn and DETACHED GARAGE which has been converted to offer an insulated HOME OFFICE and storage garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

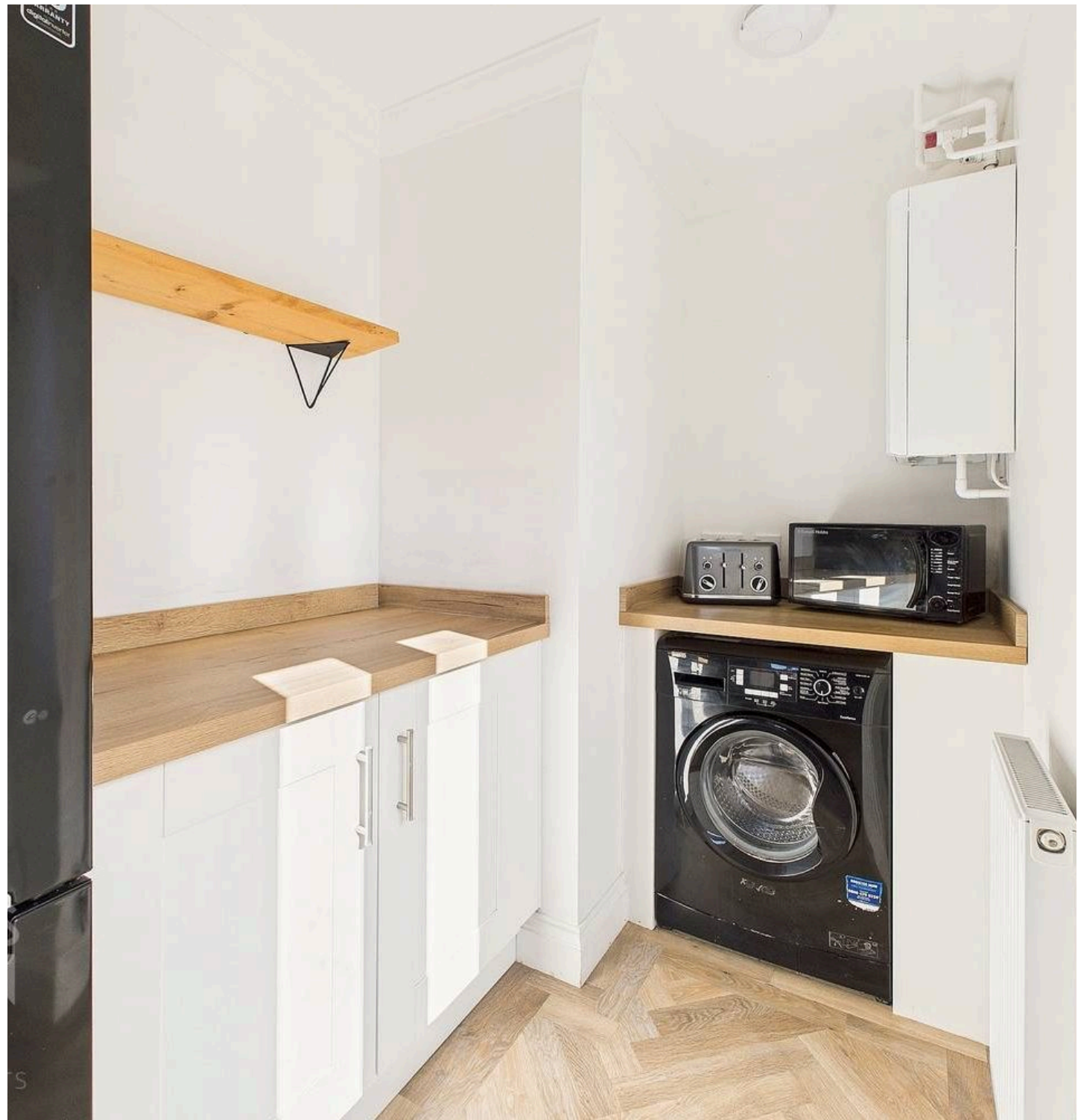


- Modern Detached Family Home
- Overlooking Green Space
- Family Bathroom, En-Suite Shower & WC
- Home Office Conversion
- Double Driveway & Storage Garage
- Two Reception Rooms
- Kitchen with Central Island & Utility Room
- Four Bedrooms

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.

SETTING THE SCENE

Occupying a corner position, the property enjoys lawned front gardens and a hard standing footpath taking you to the main entrance door. To the rear, a brick-weave driveway offers double parking for two vehicles, with access to the detached garage and gated rear garden.



THE GRAND TOUR

Heading inside the hall entrance offers a warm and inviting feel, with herringbone style flooring underfoot, and attractive wood panelling to the walls. A central staircase rises to the first floor landing providing a symmetrical view with a useful built in storage cupboard to one side. To your right, the ground floor study continues with the herringbone style flooring underfoot and a sash window to front, also making an ideal playroom, with the adjacent sitting room continuing with the same theme but with a feature wood panelled wall to one side. French doors lead out to the rear garden which is perfect for entertaining in the summer months, whilst a useful ground floor WC can also be found off the hall entrance, with a sash window at the front and white two piece suite. The kitchen has been designed to be family friendly with a large central breakfast bar and island, with a range of storage and integrated cooking appliances including a gas hob and electric double oven. Space is provided for a fridge freezer, with the dishwasher integrated, and a useful built-in understairs storage cupboard. The utility room continues in the same style with space for a washing machine and fridge freezer, with a wall mounted gas fired central heating boiler and door leading to the rear garden.

Heading upstairs the carpeted landing continues with wood panelling to the walls and a useful built-in airing cupboard. Doors lead to the four bedrooms - all of which are finished with fitted carpet and double glazing, with the front facing bedrooms enjoying sash windows. The main bedroom is painted in neutral tones for a calming feel and sits to the front of the house with a built-in double wardrobe, and private en suite shower room leading off - complete with tiled splash-backs and a white three piece suite. Two other bedrooms also include built-in storage, whilst they all enjoy use of the family bathroom which offers an immaculate white three piece suite including a mixer shower tap, tiled splash-backs and herringbone style wood effect flooring.

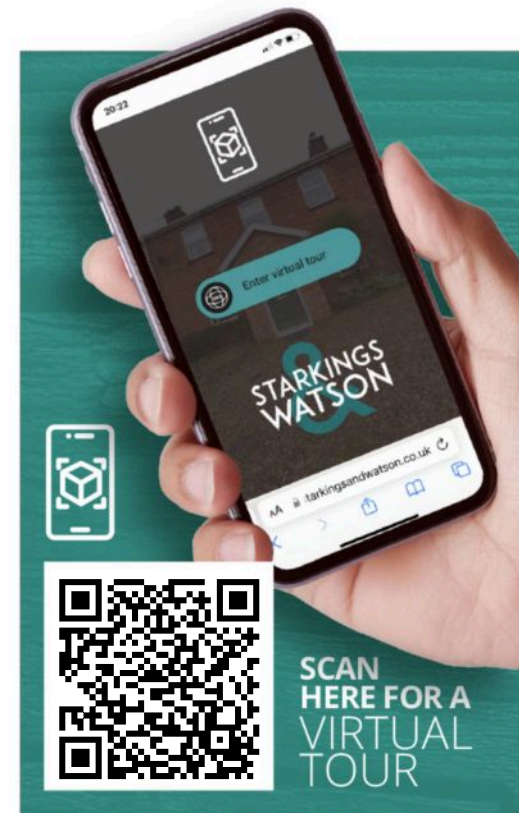
FIND US

Postcode : NR13 4TZ

What3Words : ///senses.outhouse.bedding

VIRTUAL TOUR

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







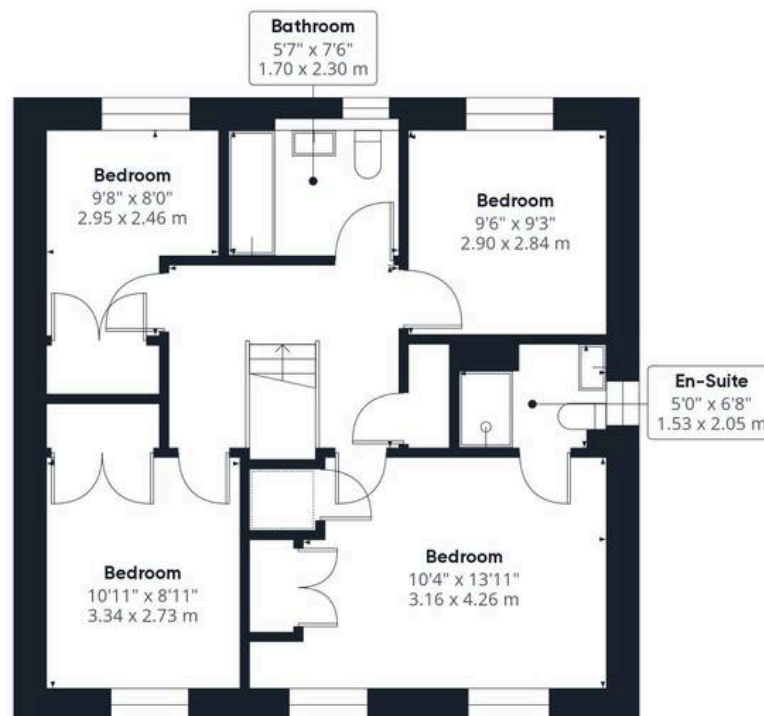
THE GREAT OUTDOORS

Heading outside the gardens are fully enclosed with timber panel fencing whilst being mainly laid to lawn with a patio area extending from the rear and a further shingle seating area to one side. Raised sleeper beds and borders run to one side, with an area of bark chippings creating an ideal child friendly entertainment space, with an access gate into the driveway and a door taking you into the garage. The garage has been converted to offer a home office space, also retaining a useful storage garage with an up and over door to front, power and lighting.

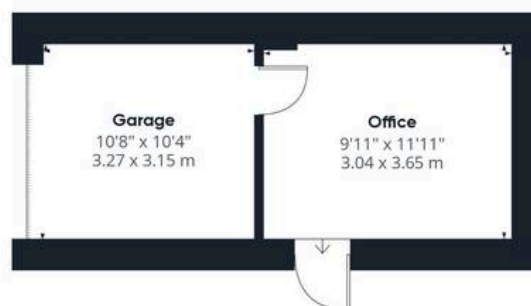




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1457.22 ft²

135.38 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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