



Yarmouth Road, Blofield - NR13 4LQ

**STARKINGS
& WATSON**

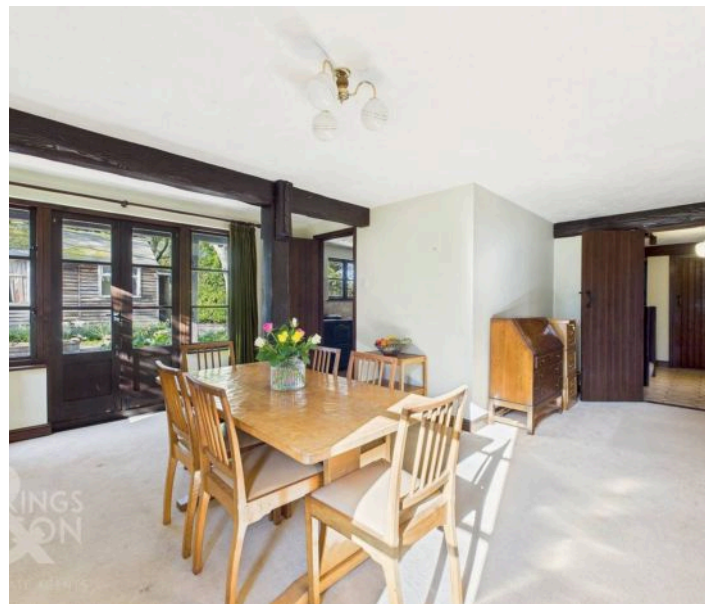
HYBRID ESTATE AGENTS



Yarmouth Road

Blofield, Norwich

NO CHAIN. Welcome to this MAGNIFICENT detached POTTON HOME, providing the epitome of timeless elegance and GRANDEUR. Boasting a substantial 2676 Sq. ft of accommodation (stms) nestled on an approximate 1/2 acre plot (stms) to the fringes of the village, this property is a true gem offering potential for a LUXURIOUS LIFESTYLE. As you enter through the PRIVATE GATED DRIVEWAY, you are greeted by a double garage, perfectly complementing the exterior charm of the house. The interior is a blend of SOPHISTICATION and COMFORT, with a 22' SITTING ROOM featuring a GRAND FEATURE FIREPLACE and a CAST IRON WOOD BURNER, creating a cosy ambience that is perfect for relaxing evenings. The separate 18' KITCHEN and 17' DINING ROOM provide ample space for both casual meals and formal entertaining. The gas fired AGA adds a touch of elegance to the kitchen, while the utility room and boot room offer practicality and convenience. Up to FOUR DOUBLE BEDROOMS spread over two floors feature a range of built-in WARDROBES, providing plenty of storage options for a clutter-free living experience. Furthermore, the property is equipped with SOLAR PANELS and a battery, ensuring energy efficiency and environmental consciousness. Step outside into THE GREAT OUTDOORS and be mesmerised by the expansive wraparound gardens that form part of the magnificent 1/2 acre plot (stms).



The gardens exude PRIVACY, offering immense potential to capitalise on the existing range of plantings that add to the beauty of the surroundings. The DOUBLE GARAGE offers ample storage space with power and lighting, including a covered wood store and a workshop area with double doors, making it a perfect space for DIY projects or hobbies.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Substantial 2676 Sq. ft Potton Home (stms)
- Approx. 1/2 Acre Plot (stms)
- Private Gated Driveway with Double Garage
- 22' Sitting Room with a Grand Feature Fireplace
- Separate 18' Kitchen & 17' Dining Room
- Utility Room & Boot Room
- Up to Four Double Bedrooms Over Two Floors

Blofield is situated East of the Cathedral City of Norwich. The Village itself provides good transport links via both the Brundall and Lingwood railway stations along with regular bus routes to Norwich and Great Yarmouth. A wide range of amenities include a village school with an Outstanding Ofsted rating, local shops, garden centre and a public house. Conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

SETTING THE SCENE

Set back from the road and approached via a shared private driveway, a gated entrance opens up to a private drive, with ample parking and turning space.



Access leads to the main property and adjoining double garage. The lawned gardens wrap around to the front of the property with an open aspect to the side whilst being fully fenced and enclosed to all boundaries.

THE GRAND TOUR

Heading inside through the main entrance door, a tiled hall entrance can be found with stairs rising to the first floor galleried landing, and doors taking you to the principal reception space and kitchen area. With a mixture of exposed timber beams and brick work, this warm and inviting space is ideal for those that like to entertain or perfect for family living. Stepping to your left, the main sitting room can be found with triple aspect windows facing to the front and side, and a grand feature fireplace with an inset cast iron woodburner and timber beam. Fitted carpet runs underfoot with exposed timber beams above and double doors taking you to the dining room which flows seamlessly into the adjacent kitchen. The dining room also includes a feature fireplace with exposed brickwork and a cast iron woodburner with windows to side and French doors to the rear garden. The kitchen itself offers an L-shaped space with extensive built-in storage cupboards and a gas fired Aga to one side, with a low level breakfast bar and a range of integrated appliances including a dishwasher and eye level electric oven, with windows overlooking the rear garden and tree lined aspect beyond. A door takes you to the hall entrance and into the adjacent utility room. The utility room includes the 2024 installed gas fired central heating boiler, and extends the storage space whilst also providing room for laundry appliances with a further door taking you to a side boot room which offers through doors to the front and rear of the property, and a door to the integral garage. Back into the hall entrance, a ground floor W.C with coat and shoe storage can be found, creating the ideal space to create a ground floor shower room if required, while sitting adjacent to a study or family room which offers a front facing window and tree lined aspect beyond, with a range of exposed timber beams and fitted carpet underfoot.

Heading upstairs, the galleried landing is flooded with natural light through the front facing window whilst including the exposed timber beams and fitted carpet, with doors taking you to the three double bedrooms. The main bedroom sits to the front of the property with a walk-in wardrobe to one side, fitted carpet underfoot, exposed timber beams and a door to a private ensuite bathroom. The ensuite includes a five piece suite including a vanity unit with storage, panelled bath and a walk-in shower cubicle complete with tiled splash-backs and fitted carpet. The second bedroom sits to the rear of the property with built-in storage and eaves access, with the third bedroom being of similar proportions with dual aspect windows and further built-in wardrobes. Completing the property is the family bathroom with a four piece suite including a further range of storage tiled splash-backs and a shower over the bath.

FIND US

Postcode : NR13 4LQ

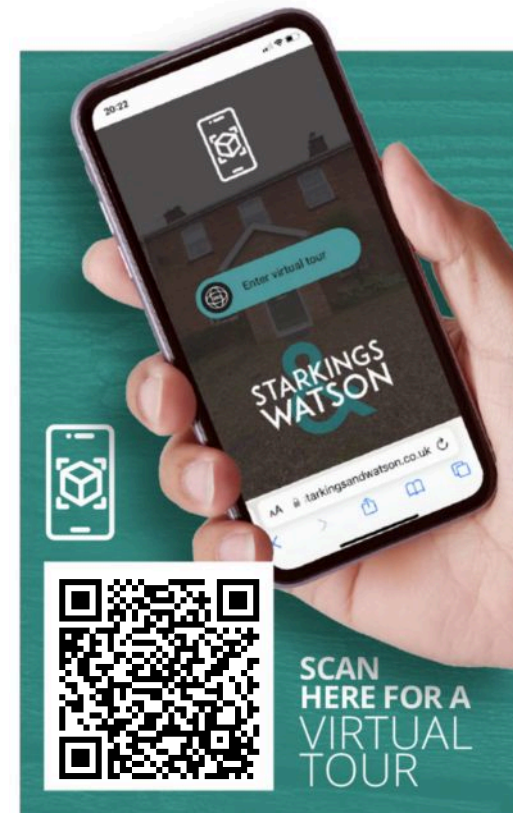
What3Words : ///split.mailings.unusually

VIRTUAL TOUR

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

AGENTS NOTES

The property is held freehold across three separate title deeds, with the driveway from Yarmouth Road shared with the neighbouring property. Potential purchasers should be aware the property backs onto land owned by Highways, with the A47 located beyond.



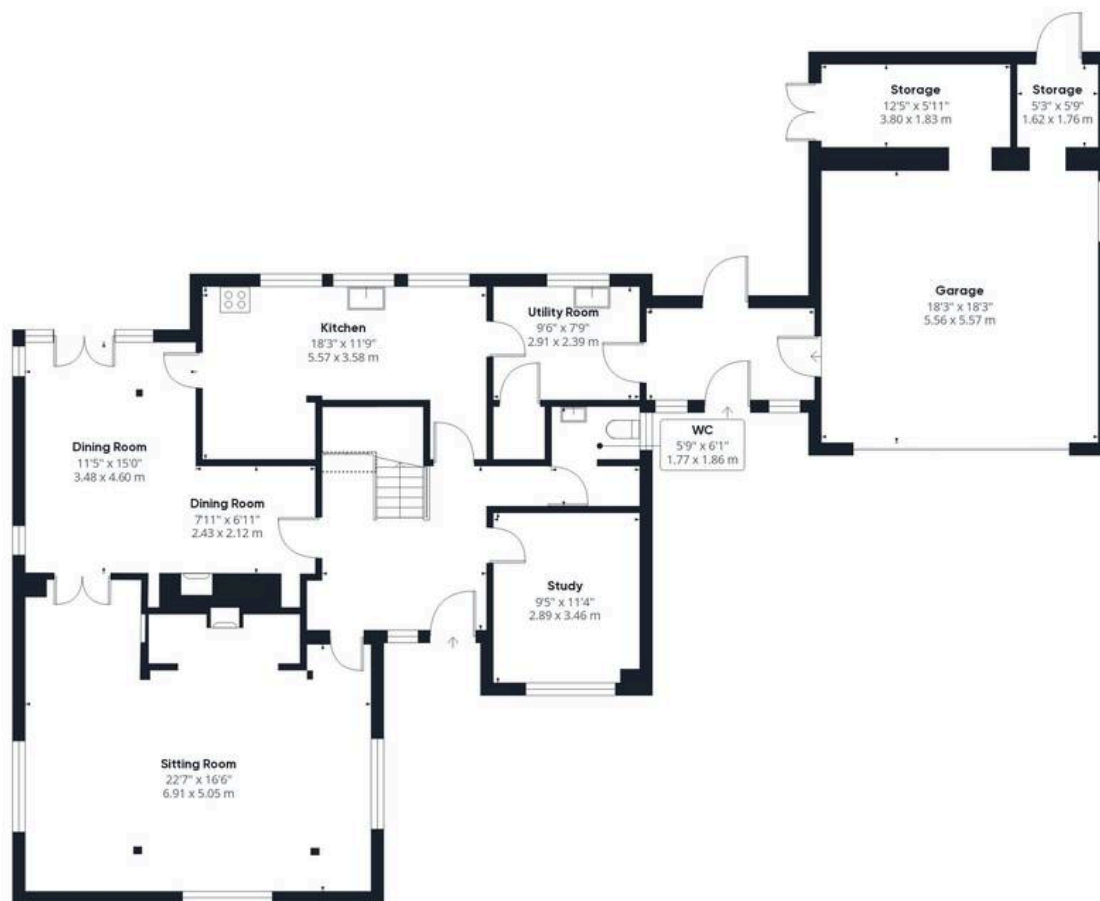




THE GREAT OUTDOORS

The wraparound gardens form part of the 1/2 acre plot (stms), remaining private and fully usable with huge potential to capitalise on the extensive range of planting which is already in situ. The front and side gardens are laid to lawn with a range of mature Walnut and specimen trees, with shrubbery and hedging, with an area for a greenhouse and storage shed. The rear garden is presented in a courtyard style being a patio with further raised beds enclosed with timber panel fencing. Access leads to the double garage via rear double doors, whilst the exterior timber built storage shed has been used as a workshop and home office space over the years, but now requires some remedial works. The double garage includes an up and over door to front, with two storage areas beyond - one with a rear access door leading to the covered wood store, and a workshop style space with double doors and storage above - all being finished with power and lighting.





Approximate total area⁽¹⁾

2676.97 ft²

248.7 m²

Reduced headroom

83.71 ft²

7.77 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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