



Chamberlin Court, Blofield - NR13 4JF



Chamberlin Court

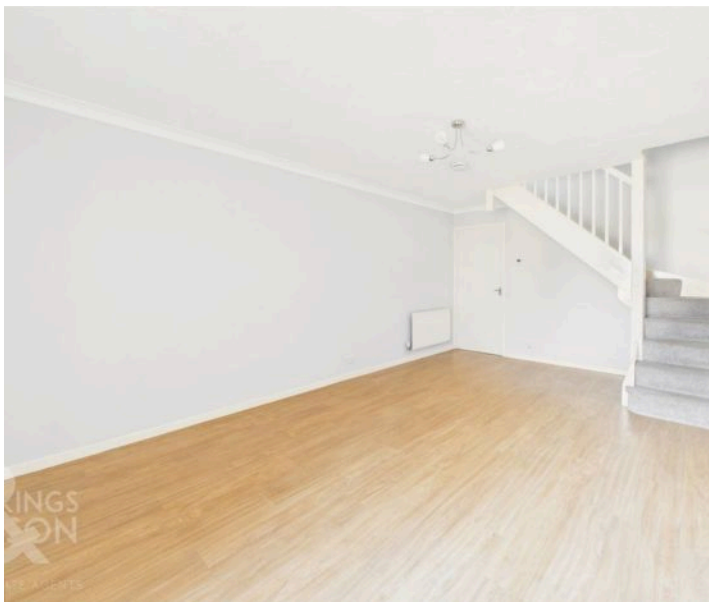
Blofield, Norwich

NO CHAIN. Welcome to this IDEAL FIRST HOME, offering a cosy haven perfect for first-time buyers or downsizers. Step into the INVITING 18' SITTING/DINING ROOM, ideal for entertaining or relaxing after a long day. The fully fitted KITCHEN boasts MODERN conveniences, while the useful CONSERVATORY with FRENCH DOORS floods the space with NATURAL LIGHT. TWO DOUBLE BEDROOMS provide ample space, and the FAMILY BATHROOM with a SHOWER completes the living space. A USEFUL LOFT STORAGE ROOM includes a velux window and could be an ideal HOBBY SPACE or STORAGE. Various DECORATIVE WORKS have been completed in recent years along with a 2021 gas fired CENTRAL HEATING BOILER. Outside, the LOW MAINTENANCE GARDENS provide a peaceful retreat, featuring a shed for storage, and an EN BLOC GARAGE with parking

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- 18' Sitting/Dining Room
- Fully Fitted Kitchen
- Useful Conservatory with French Doors
- Two Double Bedrooms
- Family Bathroom with Shower
- Low Maintenance Gardens with Shed
- En Bloc Garage & Parking

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

Approached from a shingle frontage, a hard standing footpath takes you to the main entrance door with the en bloc garage and parking located under an archway at the end of the terrace row.



THE GRAND TOUR

Heading inside through the front facing uPVC double edge entrance door, a porch entrance with wood effect flooring greets you, with a further door taking you to the sitting/dining room. The wood effect flooring continues underfoot with the front facing uPVC double glazed window and stairs rising to the first floor landing. The kitchen sits beyond with a U-shaped arrangement of modern wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven with tiled splash-backs running around the work surface. Space is provided for a fridge freezer and washing machine, with a built-in breakfast bar and door taking you to the conservatory beyond - extending the living space with uPVC windows to side and rear and French doors taking you to the rear patio.

Heading upstairs, the carpeted landing leads to both double bedrooms and the family bathroom, whilst a pull down ladder leads to a useful loft storage room which offers a velux window and boarded flooring ideal for storage or a hobby room. The two bedrooms offer wood effect flooring underfoot with uPVC double glazing, with a family bathroom complete with a white three piece suite including a shaped panelled bath, thermostatically controlled shower and glazed shower screen over, with tiled splash-backs and heated towel rail.

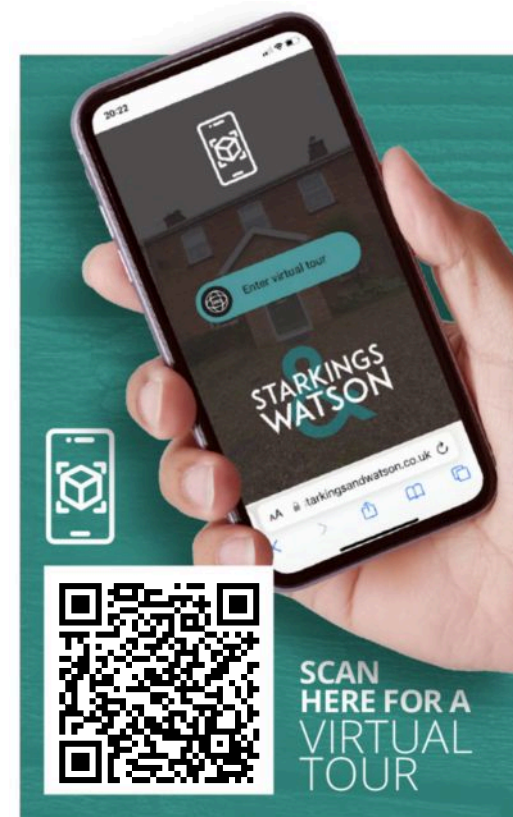
FIND US

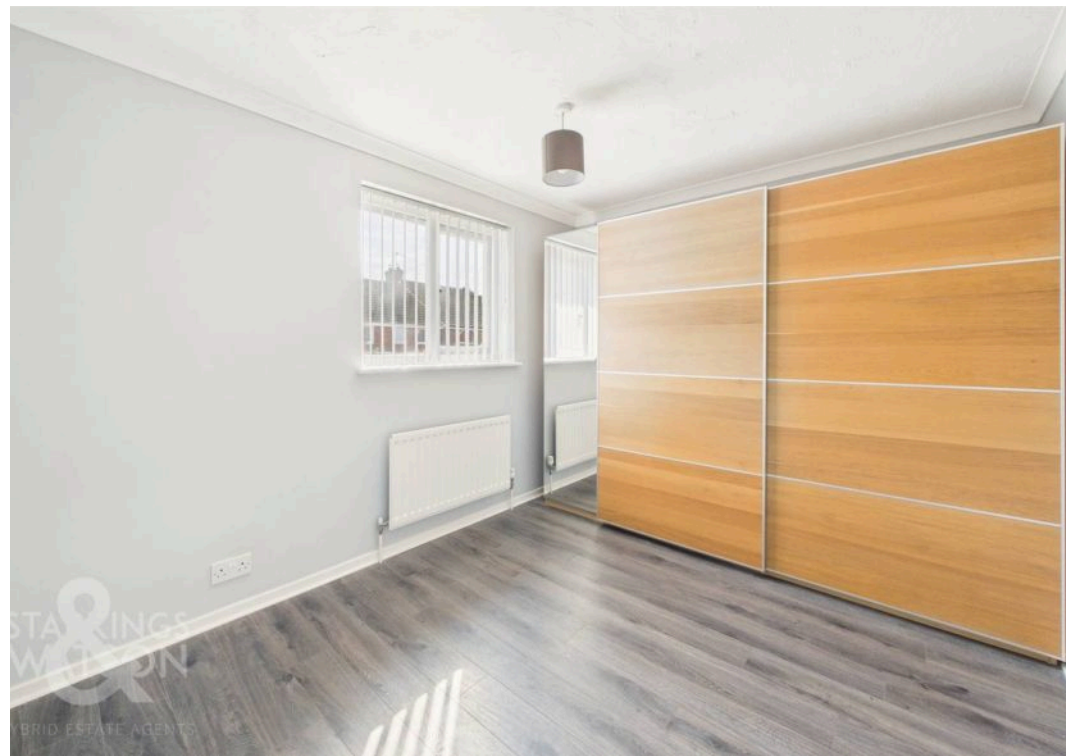
Postcode : NR13 4JF

What3Words : ///castle.identify.distracts

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Offering a low maintenance feel with fully enclosed timber panel fencing to all boundaries, an area of shingle and patio can be found. A useful timber shed offers storage whilst a gate offers access to the rear. The en bloc garage is accessed via an up and over door, with parking in front.





Floor 1

Approximate total area⁽¹⁾

635.62 ft²

59.05 m²

Reduced headroom

6.25 ft²

0.58 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 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.