



Gunns Close, Blofield - NR13 4FL





## Gunns Close

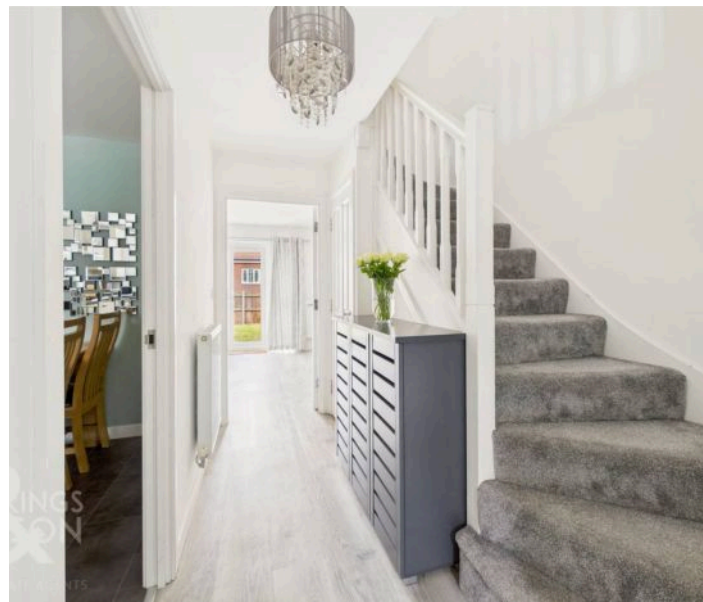
Blofield, Norwich

Step into MODERN LIVING at this well-kept SEMI-DETACHED TOWNHOUSE - complete with a SOUTH FACING GARDEN! Welcome guests into the BRIGHT HALL ENTRANCE, complete with a convenient W.C and STORAGE. Feel like a top chef in the spacious 16' KITCHEN/DINING ROOM which includes a FULL SUITE of INTEGRATED APPLIANCES, or unwind in the inviting 15' SITTING ROOM, boasting FRENCH DOORS that lead out to the sunny south facing gardens. Upstairs, you will find THREE BEDROOMS including the main bedroom on the top floor which offers DUAL ASPECT LIGHT and an EN SUITE SHOWER ROOM, along with a family bathroom. Parking is a breeze with the ADJACENT TANDEM DRIVEWAY and GARAGE - perfect for storing your wheels or creating a mini man-cave. Venture outside and discover the REAR GARDEN - an oasis of calm, featuring a lawn and a cosy patio area ideal for summer barbeques or lazy Sunday mornings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Modern Semi-Detached Townhouse
- Hall Entrance with W.C
- 16' Kitchen/Dining Room
- 15' Sitting Room with French Doors to Rear
- Three Bedrooms
- Family Bathroom & En Suite Shower Room
- South Facing Gardens
- Adjacent Driveway & Garage

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

Occupying a cul-de-sac setting, the property is approached via a lawned front garden with a front slate bed. A hard standing footpath leads to main entrance door whilst a tandem brick-weave driveway sits adjacent, providing off road parking for several vehicles with access to the garage and gated rear garden.





## THE GRAND TOUR

Once inside the hall entrance greets you with wood effect flooring underfoot for ease of maintenance, with stairs rising to the first floor landing and a useful built-in storage cupboard below. Doors lead off, starting with the ground floor W.C, complete with a white two piece suite including tiled splash-backs and continued wood effect flooring. The kitchen sits adjacent with ample space for a dining table, whilst kitchen units form a U-shape arrangement with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven. Matching up-stands run around the work surface with integrated appliances including a dishwasher, washing machine and fridge freezer, whilst a cupboard conceals the wall mounted gas fired central heating boiler to one corner. The sitting room runs across the width of the property with French doors leading out to the rear garden, along with full height windows which flood the room with excellent natural light. The wood affect flooring continues underfoot with various options for soft furnishings and a wall mounted television.

Heading upstairs, the first floor offers a further built-in storage cupboard with stairs leading to the top main bedroom and doors leading off to a useful built-in double airing cupboard. The second double bedroom sits at the rear of the property with garden views and ample space for freestanding or built-in wardrobes, with the third bedroom sitting to the front with a front facing window and fitted carpet underfoot. The family bathroom sits in the middle with a white three piece suite including a mixer shower tap over the bath, tiled splash-backs and tile effect flooring. The study or dressing area includes a front facing window with stairs taking you to the top floor main bedroom - which offers dual aspect light via the front facing window and velux window to rear, which offer excellent natural light with fitted carpet underfoot. A built-in wardrobe sits to one side, along with eaves storage space and a door taking you to a private en-suite with a white three piece suite and tiled splash-backs.

A walk-in double shower cubicle includes a thermostatically controlled shower with tiled effect flooring underfoot and velux window to rear.

## FIND US

Postcode : NR13 4FL

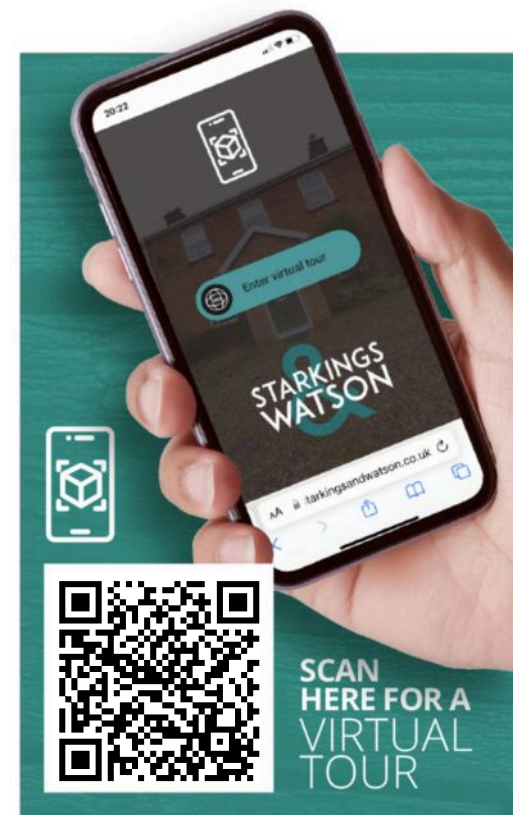
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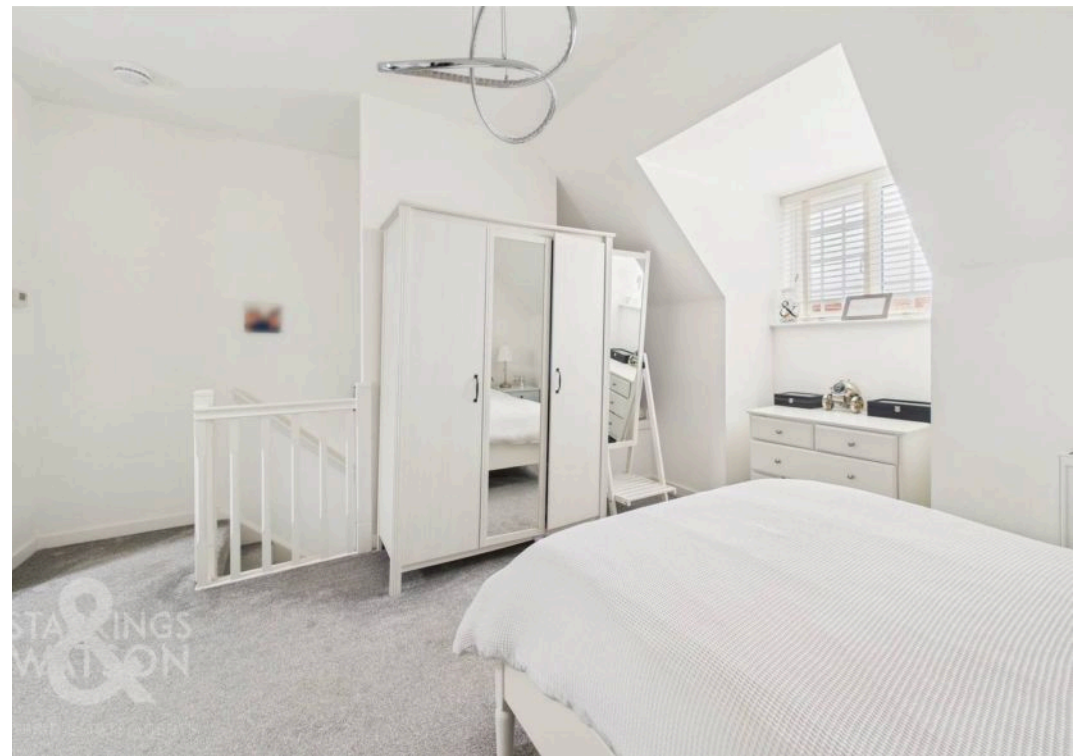
## VIRTUAL TOUR

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

## AGENTS NOTES

An annual service charge is due for the upkeep of communal green space.





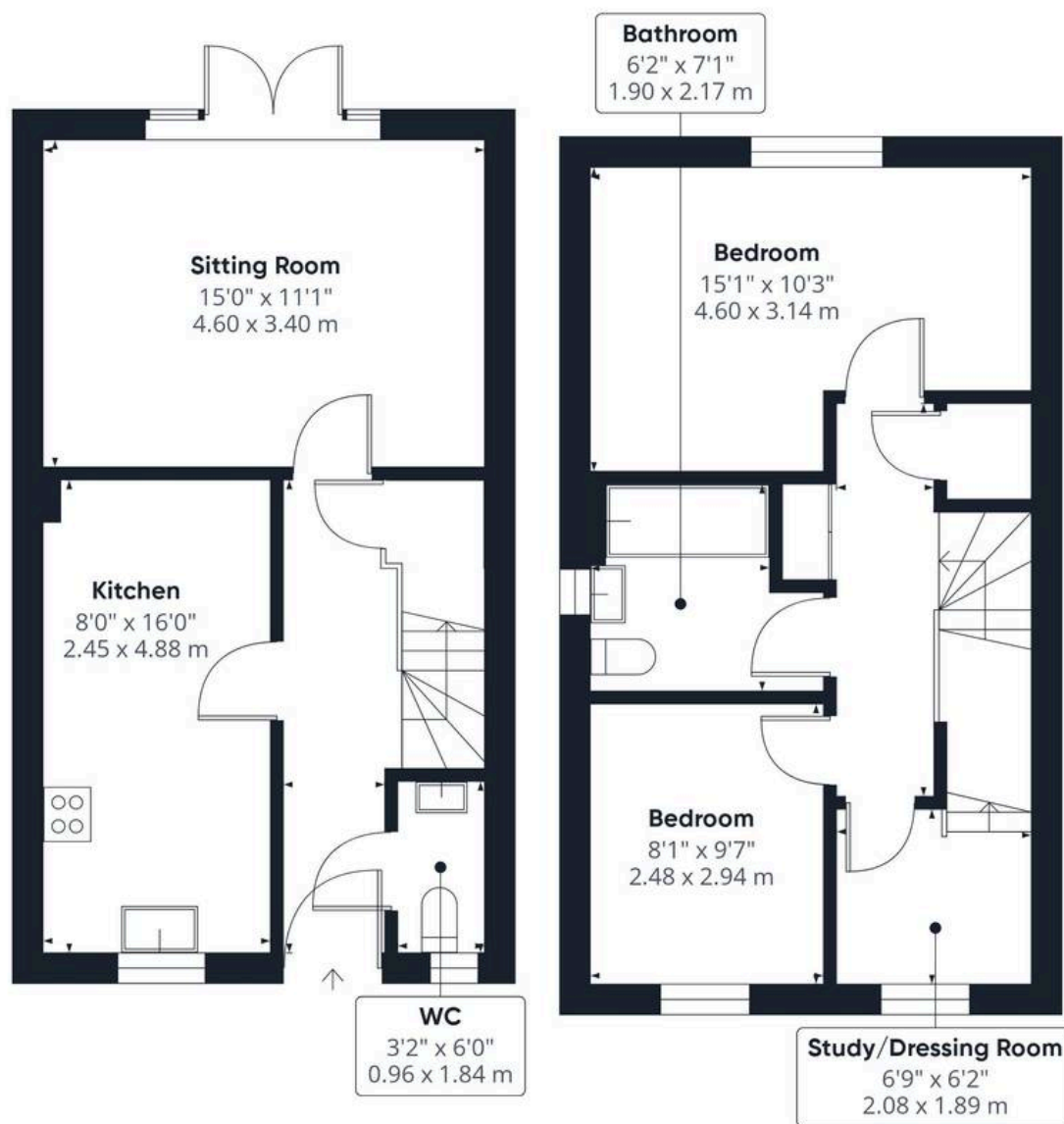




## THE GREAT OUTDOORS

The rear garden is laid to lawn, complete with a patio area extending from the sitting room French doors where a gated access also leads to the driveway. An outside water supply is installed, whilst the garden is fully enclosed with timber panel fencing and wraps around to the rear of the garage. The garage itself offers an up and over door to front, storage above, power and lighting.





**Approximate total area<sup>(1)</sup>**

1041 ft<sup>2</sup>  
96.6 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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.