



Yarmouth Road, Blofield - NR13 4JU





## Yarmouth Road

Blofield, Norwich

This rare link-detached CHARACTER HOME is truly one-of-a-kind, offering an attractive layout of over 1130 Sq. ft (stms), with FIRST FLOOR LIVING that sets it apart from the rest. Situated in the HEART of BLOFIELD, this property is within WALKING DISTANCE to SCHOOLS and SHOPS, making it the perfect setting for FAMILY LIVING. The standout feature of this home is the IMPRESSIVE 24' first floor KITCHEN/LIVING SPACE, providing a spacious and light-filled area for entertaining and relaxing. Additionally, the 13' ground floor FAMILY ROOM offers a COSY RETREAT for more intimate gatherings, with French doors conveniently opening onto the patio.

Accommodation includes THREE BEDROOMS, a convenient W.C, and a separate family bathroom. With POTENTIAL to RECONFIGURE and FLIP the LAYOUT, this property presents a unique opportunity to create a personalised space that suits your lifestyle. Outside, the enclosed gardens offer a peaceful oasis with mature planting, a LAWN AREA, and a patio seating area- ideal for enjoying the outdoors on warm summer days. OFF ROAD PARKING adds to the convenience of this central Blofield location.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Rare Link-Detached Character Home
- Central Location in the Heart of Blofield
- 24' First Floor Kitchen/Living Space
- 13' Ground Floor Family Room
- Three Bedrooms
- W.C & Separate Family Bathroom
- Potential to Reconfigure & Flip the Layout
- Enclosed Gardens & Off Road Parking

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

Siding onto the road and approached via a shingle driveway, off road parking can be found with an outside water supply and gated access to the rear garden. Potential exists to create further parking or garden space if required, with a pathway taking you to the main entrance door adjacent.



## THE GRAND TOUR

Once inside, the hall entrance offers a welcoming meet and greet space with tiled flooring underfoot for ease of maintenance, and a window offering excellent natural light. The hallway continues in an L-shape with stairs rising to the first floor landing and doors taking you to the various bedroom accommodation. From the hall entrance, the family bathroom is the first to greet you with a white three piece suite including tiled walls and flooring, with a useful built-in airing cupboard and twin uPVC double glazed windows to front. Sitting adjacent is the first of the double bedrooms with a window onto the road, exposed timber beams and a light and bright feel. The second bedroom is a comfortable single in size but could easily house a small double if needed, with views across the adjacent garden. A ground floor W.C has been installed for day to day use, with a two piece suite including tiled splash-backs and flooring, with the main bedroom being finished with fitted carpet. Twin windows face to front, with built-in storage cupboard providing wardrobe space and a walk-in shower cubicle with tiled splash-backs and extractor fan. Ground floor reception space offers a hugely versatile room ideal for snug or family room style use, with French doors and windows onto the garden, tiled flooring underfoot and velux window above.

Heading upstairs, the main living space is fully open plan offering an open kitchen/dining and living experience with three windows offering dual aspect views across the garden and into the village, with the kitchen including an L-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven, with tiled splash-backs and space for general white goods including a fridge freezer and washing machine, wood effect flooring runs underfoot with ample space for soft furnishings and a dining table.

## FIND US

Postcode : NR13 4JU

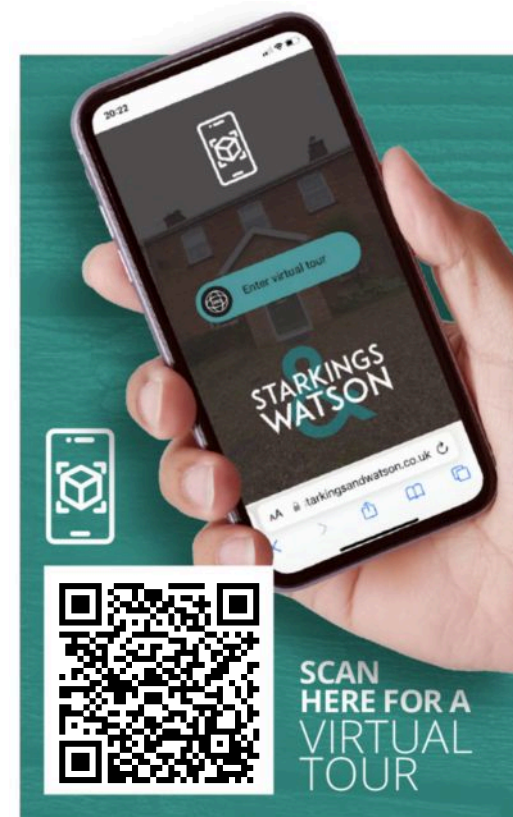
What3Words : ///asterisk.outright.drain

## VIRTUAL TOUR

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

## AGENTS NOTES

The property is linked to a neighbouring outbuilding.







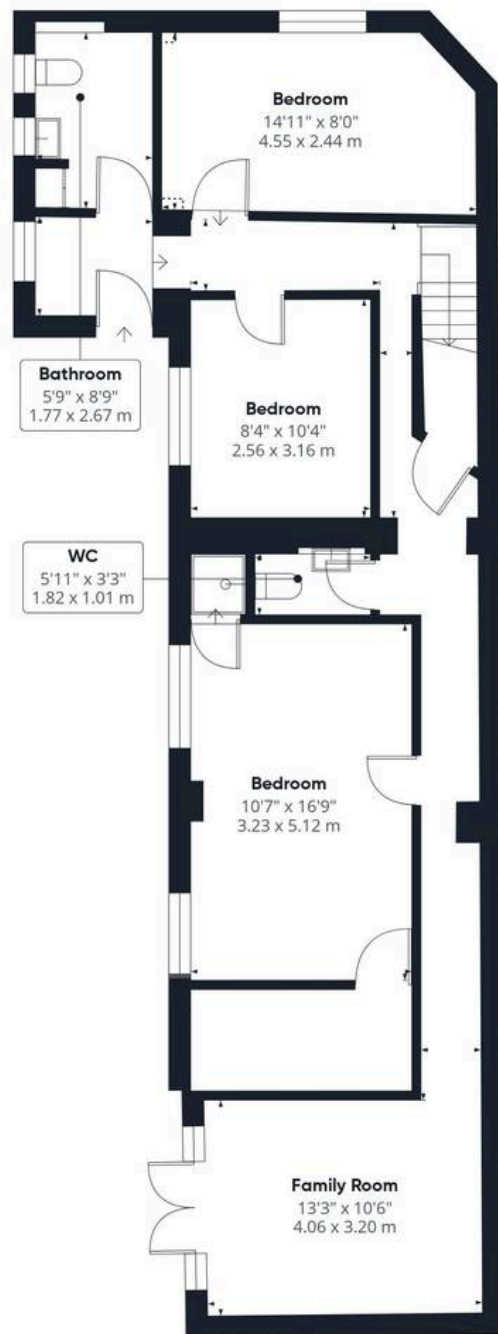




## THE GREAT OUTDOORS

The gardens sit to the side of the property and are accessed by the front facing timber gate and main entrance door, along with the French doors in the family room. Enclosed with timber panel fencing, the garden is mainly laid to lawn with a range of mature planting and shrubbery, along with a patio seating area and timber built storage shed.





**Ground Floor**



**Floor 1**

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

1139 ft<sup>2</sup>

106 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 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 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.