



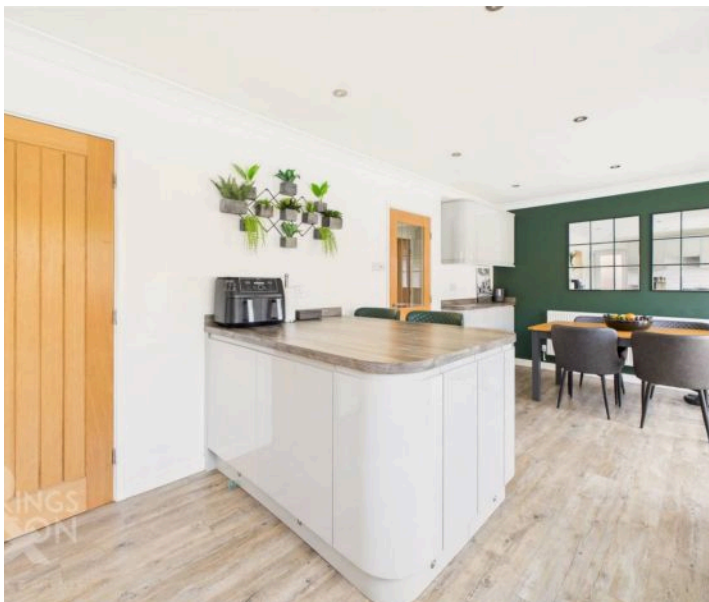
Hunters Close, Blofield - NR13 4LS



Hunters Close

Blofield, Norwich

EXTENDED and MODERNISED, this immaculate family home offers a SHOW HOME INTERIOR that is sure to impress. Nestled in a peaceful setting with a TREE-LINED ASPECT backing onto PLAYING FIELDS, this property boasts spacious living areas including an 18' DUAL ASPECT SITTING ROOM and open plan FAMILY/DINING ROOM which offers TWIN SETS of PATIO DOORS and sits under a PART GLAZED VAULTED CEILING. The high specification 20' KITCHEN/DINING ROOM, includes an ISLAND BREAKFAST BAR with BUILT-IN PANTRY and FRENCH DOORS leading out. The FOUR BEDROOMS are situated off a large landing, along with a convenient W.C on the ground floor and FAMILY BATHROOM complete with a SHOWER. The WRAP-AROUND well-kept LAWNED GARDENS provide ample outdoor space, with a patio area perfect for enjoying the WESTERLY SUN. Additionally, there are various storage sheds, a carport, and a garage, ensuring plenty of storage options.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended & Modernised Family Home
- Immaculate Show Home Interior
- Tree Lined Aspect Backing onto Playing Fields
- 18' Dual Aspect Sitting Room
- 18' Open Plan Family/Dining Room
- 20' High Specification Kitchen/Dining Room
- Four Bedrooms off a Large Landing
- W.C & Family Bathroom with Shower

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

Tucked away in the far corner of the cul-de-sac, a shingle driveway leads to the main parking area with an adjacent carport and garage beyond. Gated access leads to the side and rear garden, with a stepped porch entrance leading to the main entrance door.



THE GRAND TOUR

Once inside, wood effect flooring runs underfoot with stairs rising to the first floor landing, with a built-in storage cupboard sitting below. To your right hand side a ground floor W.C with a newly fitted white two piece suite can be found, with attractive storage and work surface above, complete with tiled splash-backs. The kitchen/dining room stretches across the rear of the property with an island forming a breakfast bar and storage. The kitchen itself offers a high gloss finish, with integrated cooking appliances including an inset gas hob and built-in electric oven, with an extractor fan above, and washing machine also. Tiled splash-backs and matching-up stands run around the work surface, with low level LED lighting and a range of integrated appliances including a fridge, freezer and dishwasher. A built-in pantry cupboard sits to one side with ample space for a dining table, whilst French doors lead to the rear garden. The main sitting room offers dual aspect views to front and rear, with a front facing bow window and rear facing French doors with recessed spotlighting above and wood flooring underfoot. Two openings take you to the adjacent family/dining room which is flooded with natural light via the two skylights and glazed apexes at either end, with two sets of sliding patio doors leading outside, and a further full height double window offering garden views. Wood effect flooring stretches underfoot with the part vaulted ceiling including recessed spotlighting.

Heading upstairs, the spacious carpeted landing includes a front facing window with built-in area and cupboard, with recessed spotlighting above, whilst doors lead off to the four spacious bedrooms. The main bedroom includes built-in double wardrobe with recessed spotlighting, with the second double bedroom including feature wood panelling, and all bedrooms including fitted carpet underfoot. Completing the property is the re-fitted and modernised family bathroom offering a white three piece suite including a hand wash basin with storage cupboard under, shaped panelled bath with mixer shower tap and glazed shower screen, along with tiled splash-backs and contrasting grout.

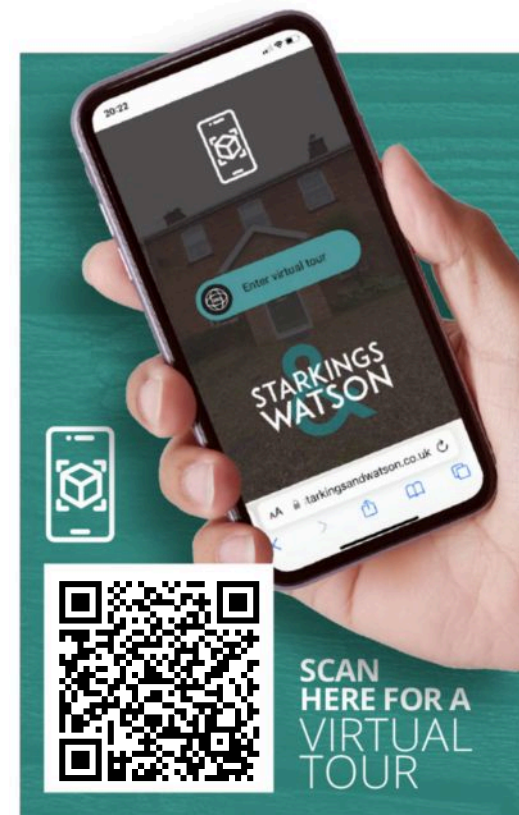
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VIRTUAL TOUR

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



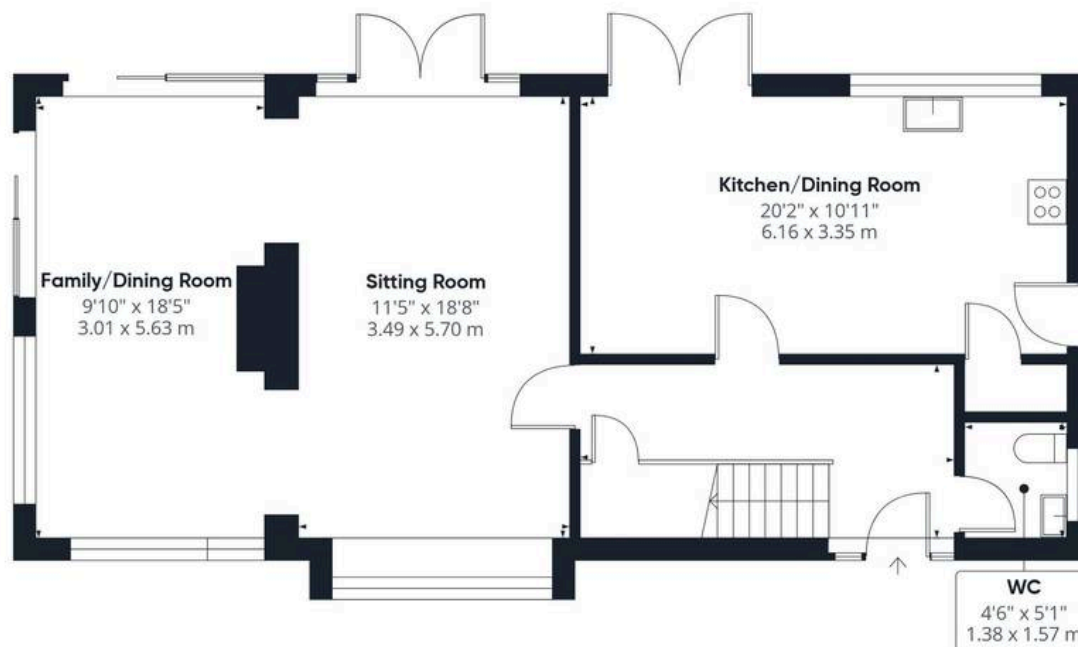




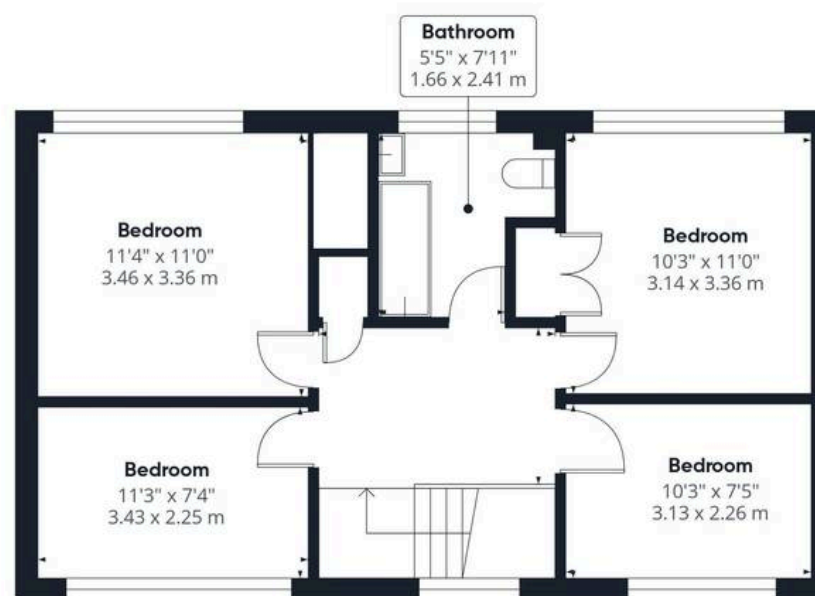
THE GREAT OUTDOORS

The gardens wrap around to the side and rear of the property, whilst being mainly laid to lawn and enclosed with timber panel fencing and mature hedging. The well cared for garden enjoys a private aspect backing onto playing fields with various planted borders, along with a raised bed which separates a patio seating area which enjoys the south sun. With the benefit of the tree lined aspect in the distance, storage has been neatly tucked away including an insulated timber shed with power and lighting installed, along with a secondary shed and lean to shed to the rear of the garage. Outside power and water supplies are installed with a gated access leading to the carport and a door taking you to the garage. The garage itself offers an electric up and over door to front door to side, power and lighting.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1349 ft²

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