



West View Road, Blofield - NR13 4JR



West View Road

Blofield, Norwich

Seamlessly blends MODERN COMFORTS with ample outdoor space, the interior has been EXTENDED and MODERNISED, featuring an OPEN PLAN KITCHEN/LIVING AREA with a SLEEK ISLAND perfect for casual dining. With HIVE controlled HEATING and flooded with NATURAL LIGHT, the main living space includes BI-FOLD DOORS to rear and a GLAZED ROOF LANTERN WITH LED LIGHTING ABOVE. With TWO BEDROOMS offering comfortable living spaces, this home also boasts BESPOKE BUILT-IN FURNITURE that adds a touch of luxury. The RE-FITTED FAMILY BATHROOM is the perfect spot to unwind, with a RAINFALL SHOWER over the bath. Outside, you will find a haven of tranquillity with PRIVATE and SECLUDED LANDSCAPED GARDENS, ideal for hosting gatherings or simply enjoying a quiet evening.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

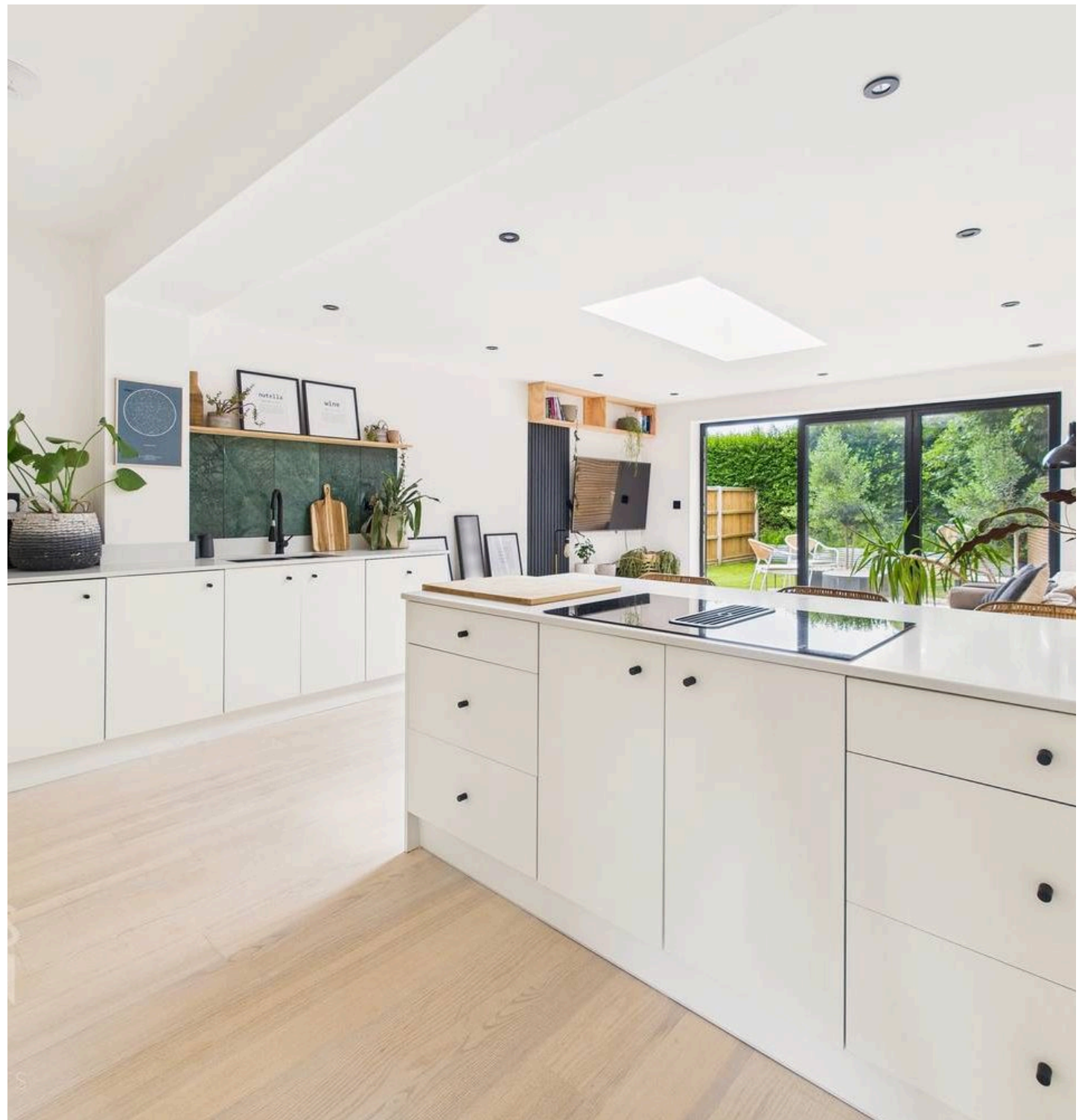


- Semi-Detached Bungalow
- Extended & Modernised Interior
- Open Plan Kitchen/Living Area with Island
- Two Bedrooms
- Range of Bespoke Built-in Furniture
- Re-fitted Family Bathroom
- Ample Off Road Parking
- Private & Secluded Landscaped Gardens With Outside Kitchen Space & Storage.

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

Approached via a shingle driveway with adjacent raised flower beds, modern horizontal timber fencing lines the left hand boundary with use for storage to the right hand side and a timber pergola leading to the main entrance door. Gated access leads to the rear garden with further planters lining the pathway to the main entrance.



THE GRAND TOUR

Once inside, the hall entrance is finished with engineered wood flooring underfoot, doors lead to the main living space, bedroom accommodation and bathroom. Bespoke storage has been built in both above and to the side, with a useful loft access hatch for storage. The family bathroom sits to the front of the property with underfloor heating, a white three piece suite including a panelled bath with a thermostatically controlled twin head rainfall shower with a hand wash basin set within a bespoke vanity unit with storage below. A storage cupboard sits to one side with wood panelling and a heated rail. The second bedroom is completed with fitted carpet and a front facing window, with bespoke built-in wardrobe and storage accommodation along with a desk unit. Heading to the main living space, views can be enjoyed across the rear garden through the rear facing window and bi-folding doors. This light and bright room sits under a glazed roof lantern with ample space for soft furnishings and the kitchen itself. The kitchen includes a bespoke fitted range of wall and base level units with a central island sat to one side including an inset electric vented induction hob with a built-in eye level electric double oven. A built-in breakfast bar forms part of the island with appliances including a fridge freezer, dishwasher and washer/dryer being integrated. Attractive Marble splashbacks run around the Quartz work surface with engineered wood flooring underfoot and a door concealing access to the main bedroom. The main bedroom is finished with fitted carpet, two side facing windows and a further range of bespoke built-in bedroom furniture offering wardrobe and storage accommodation.

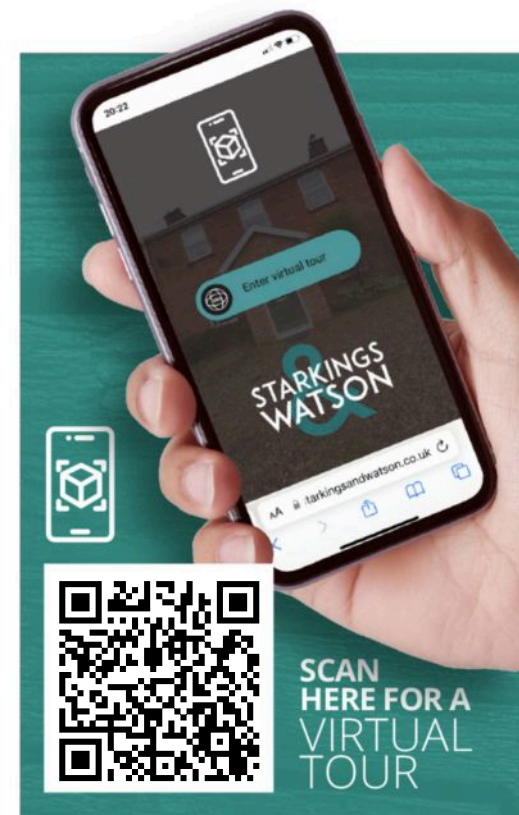
FIND US

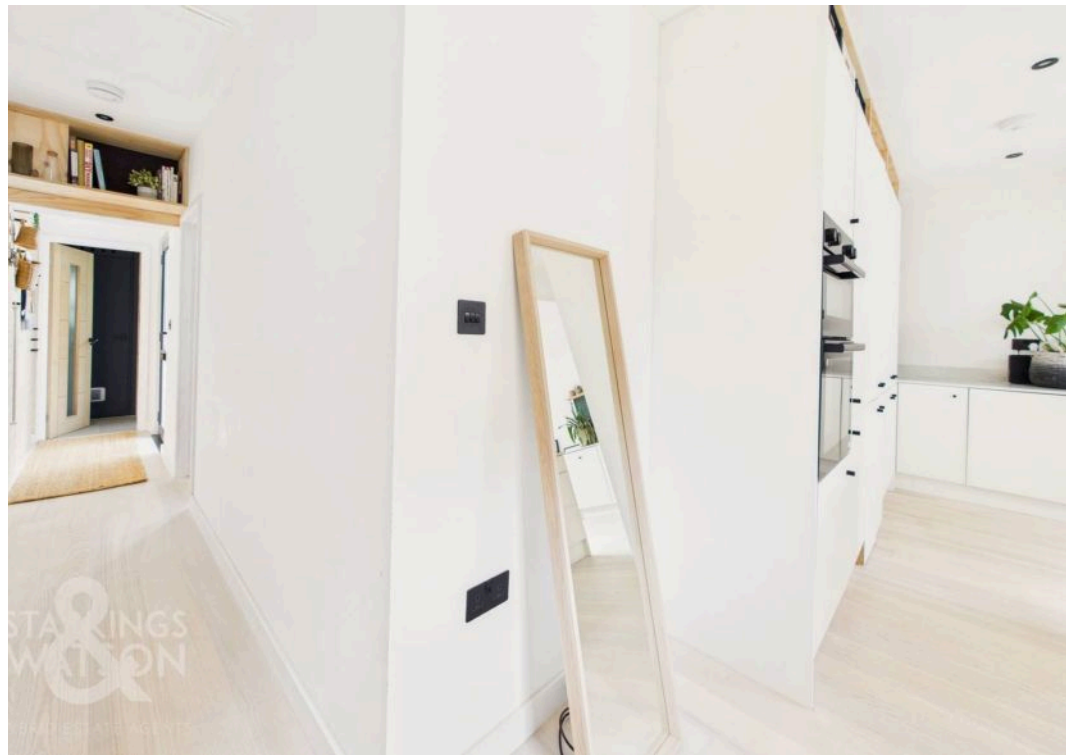
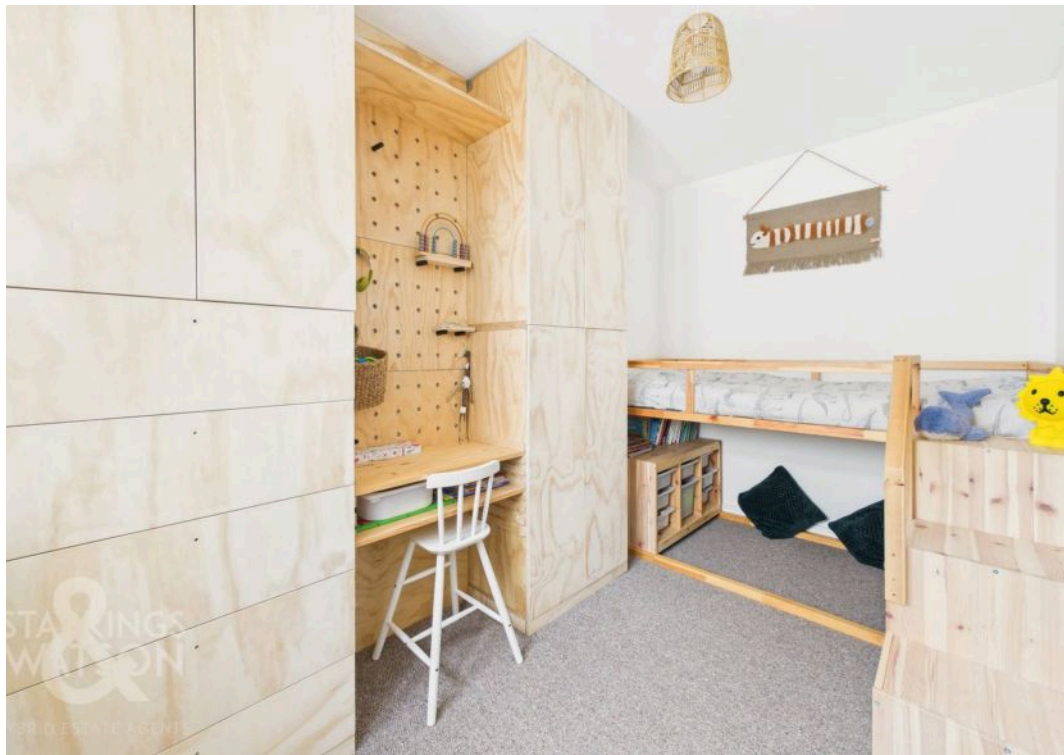
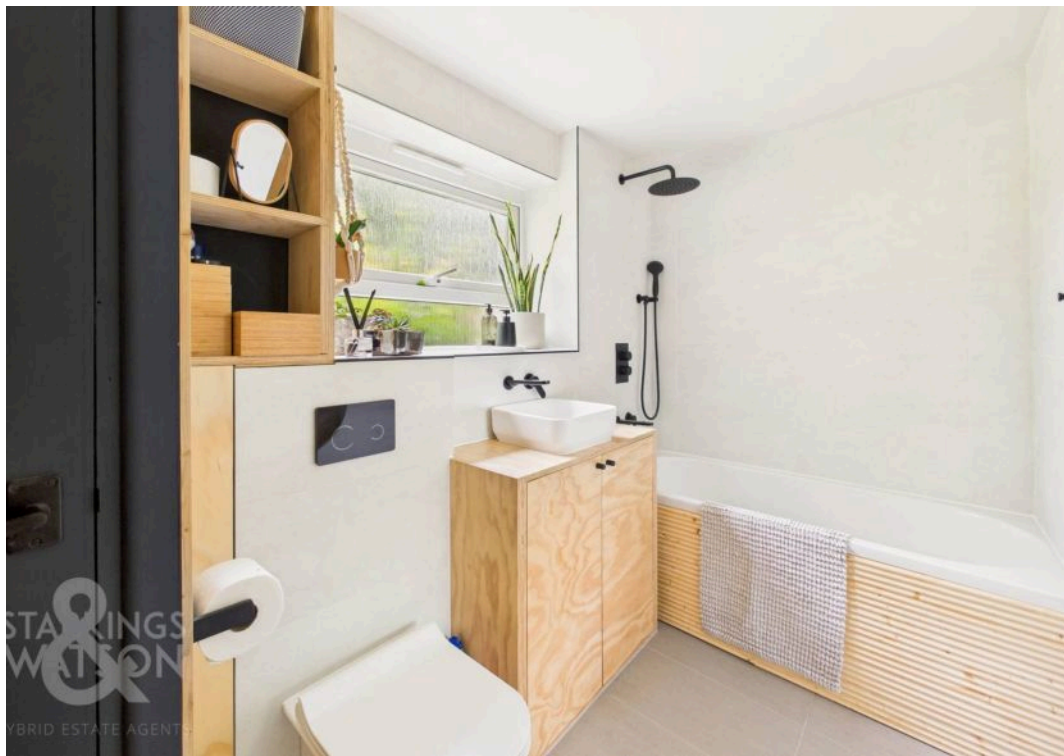
Postcode : NR13 4JR

What3Words : ///locker.seated.marine

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Bi-folding doors flow seamlessly from the main living space to a raised timber decked seating area, with a further lawned garden beyond, private and non-overlooked, enclosed with timber panel fencing. A range of raised wildflower planters have been created whilst a pathway leads to the side of the property where the gated access leads to the driveway. The exterior of the property includes exterior power and water supplies.





Approximate total area⁽¹⁾

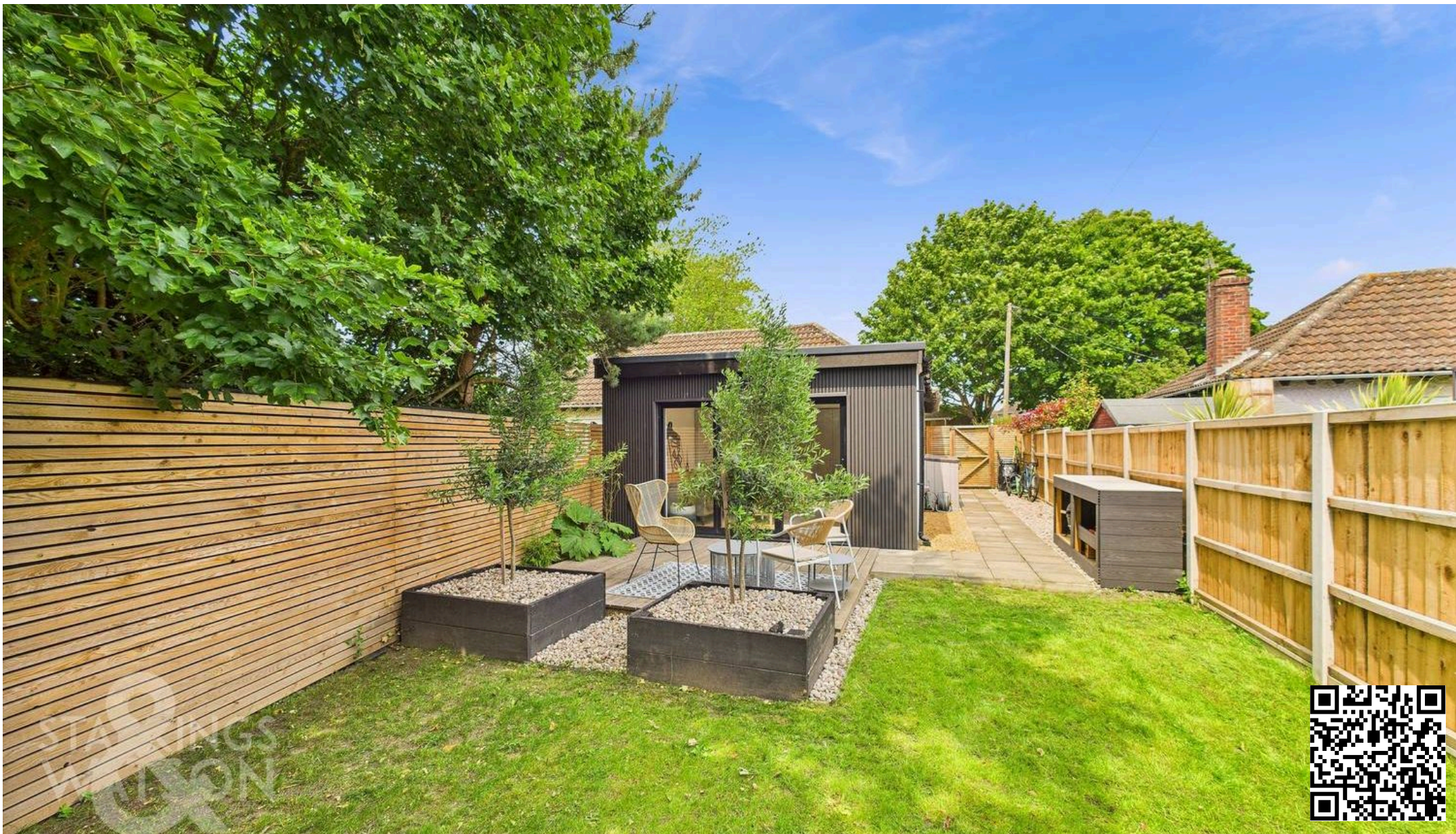
597 ft²

55.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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.