



Highview Close, Blofield - NR13 4RA



Highview Close

Blofield, Norwich

This immaculate DETACHED FAMILY HOME offers over 950 sq. ft (stms) of accommodation, spread over two floors. The heart of the home is an IMPRESSIVE 18' HIGH SPECIFICATION KITCHEN boasting sleek QUARTZ SURFACES, perfect for entertaining and dining. The 13' SITTING ROOM features a charming feature fireplace, setting the scene for cosy evenings in. A useful W.C leads off the hall, with a UTILTIY CUPBOARD, CONTEMPORARY SHOWER ROOM with contrasting tiling and a STUDY/BEDROOM. Upstairs, THREE BEDROOMS provide flexible living space to suit your needs. Convenience is key with a further family bathroom including a SECOND SHOWER over the bath, making busy mornings a breeze. Outside, AMPLE OFF-ROAD PARKING and a large frontage welcome you home, while the PRIVATE NON-OVERLOOKED LANDSCAPED rear GARDENS provides a serene retreat to unwind after a long day.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Immaculate Detached Family Home
- Over 950 Sq. ft (stms) of Accommodation
- 18' High Specification Kitchen with Quartz Surfaces
- 13' Sitting Room with Feature Fireplace
- Up to Four Bedrooms Over Two Floors
- Family Bathroom & Ground Floor Shower Room
- Ample Off Road Parking & Large Frontage
- Private Non-Overlooked Landscaped Rear Garden

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

Occupying an elevated and sweeping plot, the property is approached via a brick weave driveway providing off road parking for several vehicles with a further shingled driveway. Beyond, an area of lawned gardens with mature planting, trees and shrubbery can be found to front, with steps rising to the main entrance door.



THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space, with stairs rising to the first floor landing with useful storage below and wood effect flooring flowing underfoot. Immediately to your left as you enter is the ground floor W.C, with a white two piece suite including tiled splash-backs and flooring. The main sitting room sits at the front of the property with a feature fireplace to one side creating a focal point to the room, with wood effect flooring underfoot and an opening taking you to the kitchen/dining room which sits adjacent. Having been fully updated and modernised, this spacious room includes an array of built-in storage including integrated cooking appliances with an inset electric ceramic hob and built-in electric oven and microwave combination, with quartz work surfaces and an array of integrated white goods including a fridge freezer and dishwasher. A uPVC double glazed window and French doors lead out to the rear garden, whilst a door takes you back into the hall entrance. A side lobby area leads off from the main hall with a door taking you to the rear garden and a useful utility cupboard - providing space for a washing machine and storage shelving. Open plan to the lobby area, a ground floor bedroom or study space has been created with wood effect flooring and front facing uPVC window with a shower room leading off presented in immaculate condition. The shower room includes a white three piece suite with storage under the hand wash basin and a large walk-in double shower cubicle with contrasting tiled splash-backs, thermostatically controlled twin head rainfall shower and heated towel rail.

To the upstairs, the carpeted landing includes a loft access hatch with doors taking you to the three bedrooms. The main bedroom sits to the front of the property with a uPVC double glazed window and fitted carpet, the second bedroom sitting adjacent is complete with wood effect flooring and a rear facing window. The third bedroom is a comfortable single in size with a built-in over stairs storage cupboard, fitted carpet and uPVC double glazing.

Completing the property is the first floor family bathroom with a modernised white three piece suite including a shower over the bath with glazed shower screen, tiled splash-backs, built in airing cupboard and heated towel rail.

FIND US

Postcode : NR13 4RA

What3Words : ///pranced.snowballs.fewer

VIRTUAL TOUR

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



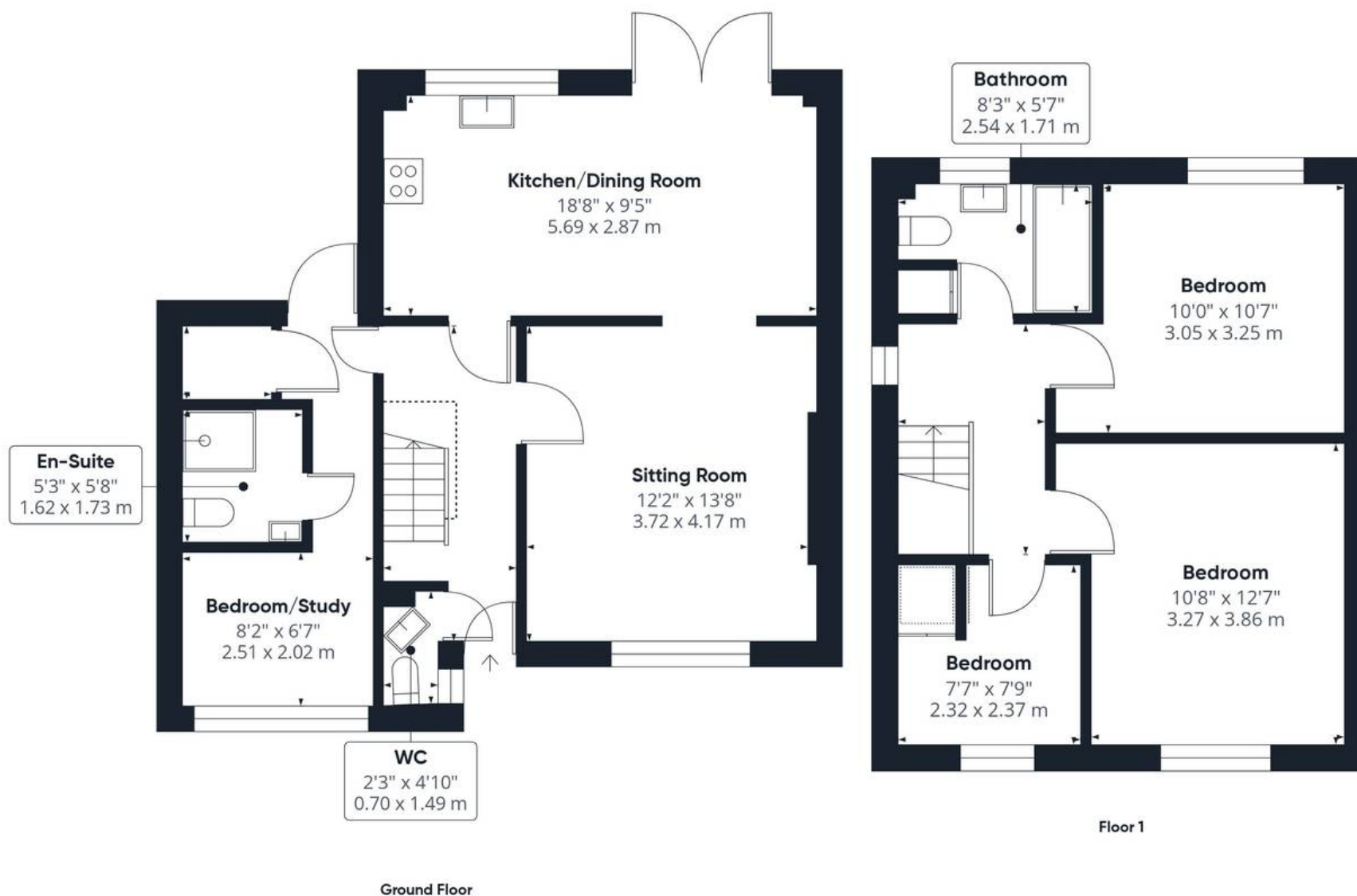




THE GREAT OUTDOORS

The rear garden has been fully landscaped making use of its private and enclosed aspect, with a range of timber panel fencing, hedging and picket fencing creating borders to the garden. Mainly laid to lawn and including a sweeping porcelain tiled patio which runs across the width of the property, the garden enjoys a variety of mature planting and shrubbery, along with a timber built storage shed. Gated access leads to the front of the property with an outside water supply also installed.





Approximate total area⁽¹⁾

959 ft²

89.1 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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