



Shreeve Road, Blofield - NR13 4JP

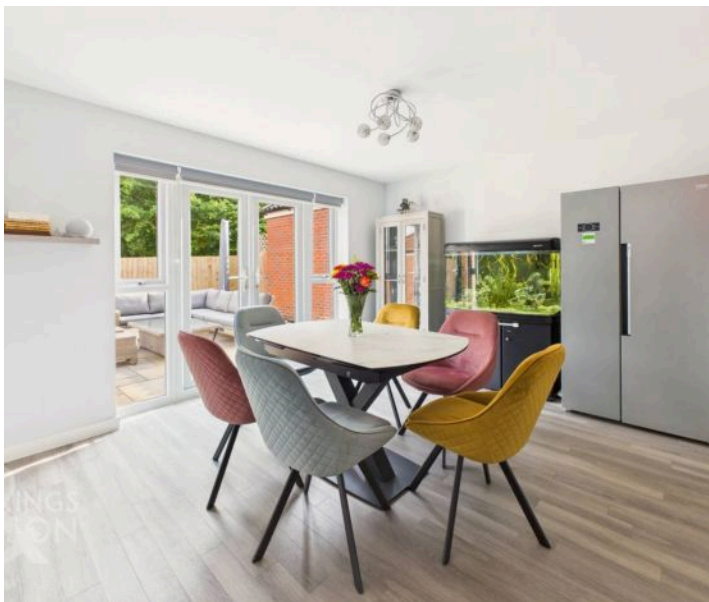




## Shreeve Road

Blofield, Norwich

This MODERN detached home, conveniently situated on the FRINGE of the DEVELOPMENT, offers approximately 1490 sq. ft of accommodation with 3 years left on the NHBC. Boasting a SOUTH-FACING garden that is NON-OVERLOOKED and features a delightful TREE-LINED ASPECT this property is a sanctuary for nature lovers. The DOUBLE GARAGE comes with a single motorised door for ease of access, along with EV CAR CHARGERS located both in the garage and on the driveway. The WELCOMING HALL ENTRANCE includes an ARRAY OF STORAGE, leading to the spacious 26' SITTING ROOM - complemented by a ground floor study and W.C. Continuing through, the 12' FULLY FITTED KITCHEN seamlessly flows into the OPEN-PLAN DINING ROOM - complete with FRENCH DOORS to the garden. Additionally, a useful laundry/utility room adds practicality to every-day living. Upstairs, you will find FOUR DOUBLE BEDROOMS, three equipped with built-in wardrobes. Completing the living space are an immaculate EN SUITE and a family bathroom featuring a separate SHOWER CUBICLE.



The OUTDOOR SPACE of this property truly beckons having been meticulously LANDSCAPED and PAVED, offering a tranquil retreat. A generous patio area extends from the dining room French doors, enclosed by timber panel fencing and leading to an area of GRASS. Adjacent to the garage, a sizeable garden section awaits your personal touch, enclosed by timber panel fencing to ensure privacy -ideal for children's play or creating a secluded patio area.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Detached Home On Fringe of Development
- Approx. 1490 Sq. ft of Accommodation
- South Facing Non-Overlooked Garden with Tree Lined Aspect
- Double Garage with motorised Single Door for Ease of Access
- 26' Sitting Room with Ground Floor Study & W.C
- 12' Fully Fitted Kitchen with Open Plan Dining Room
- Four Double Bedrooms - Three with Built-in Wardrobes
- Immaculate En Suite & Family Bathroom with a 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 towards the end of a cul-de-sac, the property is approached via a lawned frontage with a range of planting, opening up to a brick-weave driveway to the side of the property, with a double garage beyond.

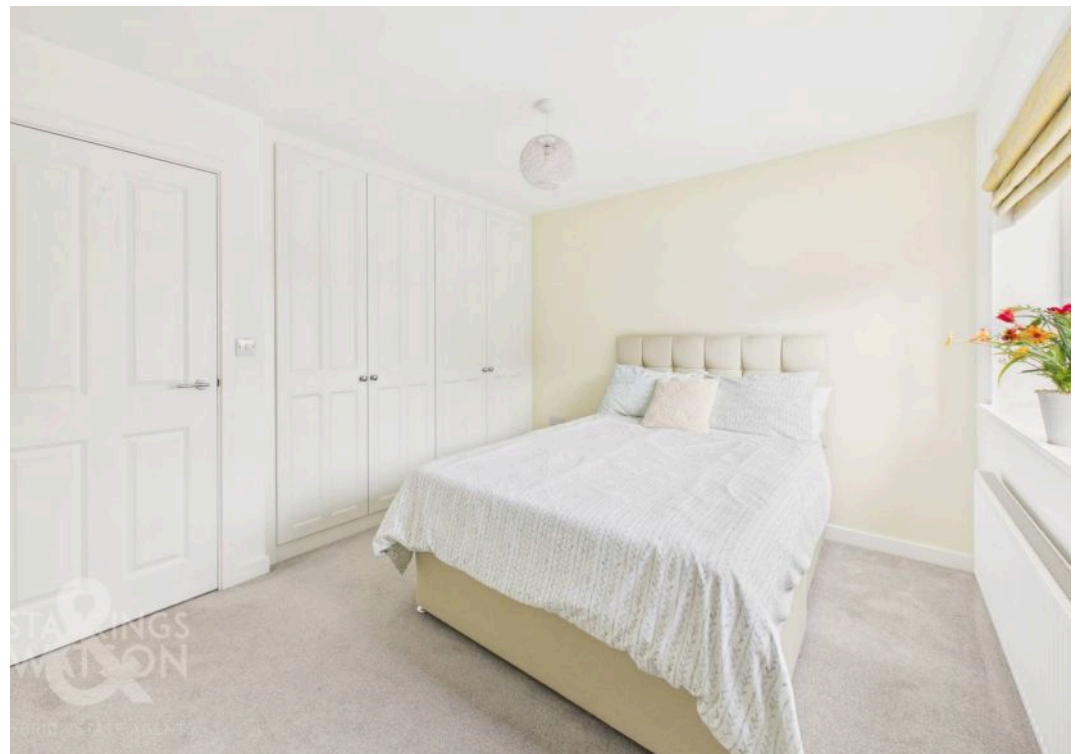
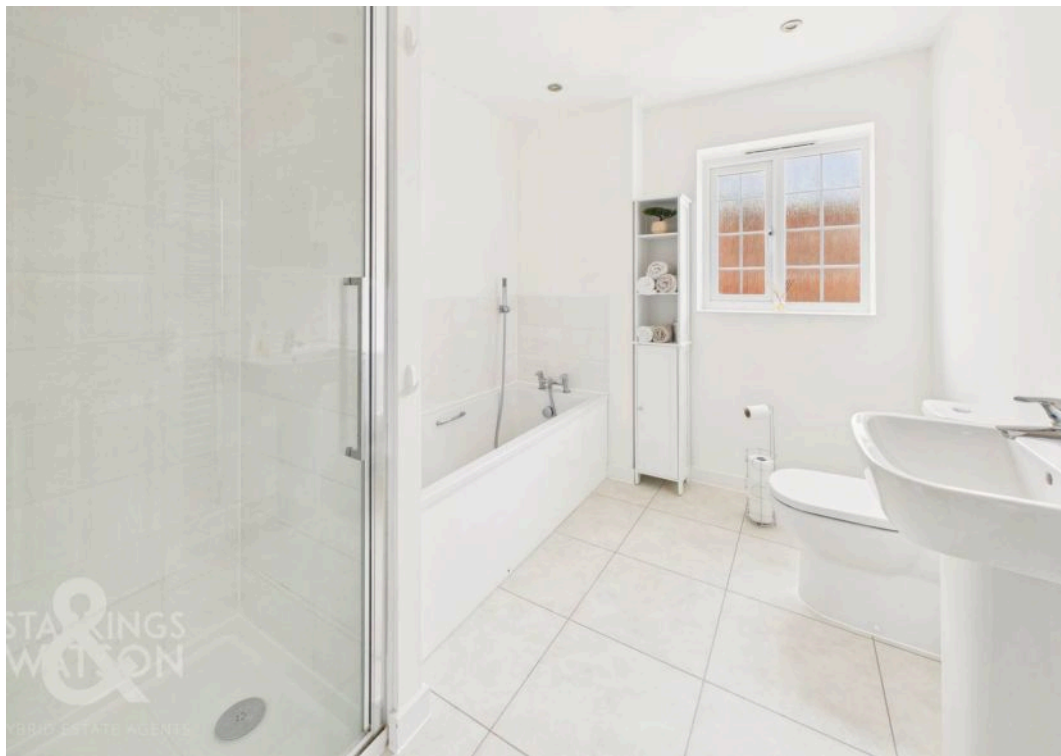
### THE GRAND TOUR

Once inside, the whole entrance is finished with wood effect flooring underfoot with the stairs rising to the first floor landing and useful built-in cupboard storage below, with a further built-in double storage cupboard offering the ideal space for coats and shoes, whilst doors lead off to the main reception space and kitchen beyond. A front facing sitting room is complete with fitted carpet underfoot and uPVC double glazed window, enjoying a non-overlooked frontage and ample space for soft furnishings. Sitting opposite, the ground floor study or bedroom can be found with fitted carpet underfoot, with an adjacent ground floor. WC - finished with a white two piece suite with wood effect flooring and tiled splash-backs. The kitchen stretches across the rear of the property with an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset gas hob with an extractor fan above, and built-in eye level electric double oven. Matching up-stands run around the work surface with wood effect flooring underfoot and space for general white good including a dishwasher. A door takes you to the adjacent utility room, and an opening leads to the open plan dining room offering continued wood effect floor underfoot.

This light and bright room offers full height uPVC double glazed windows and French doors to the rear garden, with ample space for soft furnishings and a dining table. The utility room completes the ground floor with a matching range of wall and base level units, space for laundry appliances and a large built-in storage cupboard.

Heading upstairs, the carpeted landing includes a built-in double airing cupboard with doors to the four bedrooms. The main bedroom sits to the rear of the property offering a tree lined aspect through the rear facing window, with fitted carpet underfoot and twin built-in double wardrobes. A private en suite shower room leads off, which is presented in immaculate condition with a white three piece suite including a double shower cubicle with thermostatically controlled shower, tiled splash-backs, wood effect flooring and heated towel rail. The second bedroom also includes a suite of built-in wardrobes with rear facing views and fitted carpet underfoot, with a third bedroom also offering a range of built-in wardrobes. The fourth bedroom is finished in a similar style with matching fitted carpet and a uPVC double glazed window to front. Completing the property is the spacious family bathroom including a white four piece suite comprising a separate panelled bath with mixer shower tap, shower cubicle with a thermostatically controlled shower, finished with tiled splash-backs and flooring along with the heated towel rail.









## THE GREAT OUTDOORS

Having been landscaped and paved, the rear garden enjoys a non-overlooked tree lined aspect with a range of lawn and patio seating. A large patio area extends from the dining room French doors - enclosed with timber panel fencing with an adjacent lawned expanse and further patio beyond which provides access to the gated driveway and double garage. To the rear of the garage a large section of garden has been created ready for landscaping and personalisation, enclosed with timber panel fencing and offering the ideal children's play area or further secluded patio area. The garage is accessed via an electric up and over door to front, with storage above, door to side, power and lighting.

## FIND US

Postcode : NR13 4JP

What3Words : [///artichoke.dragonfly.silently](https://www.what3words.com/#!/artichoke.dragonfly.silently)

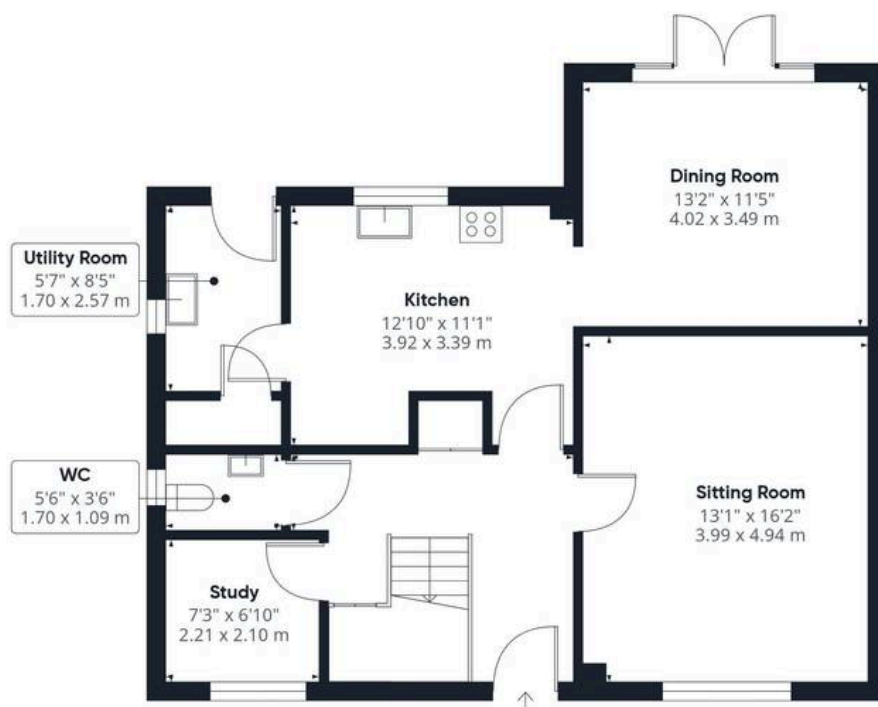
## VIRTUAL TOUR

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

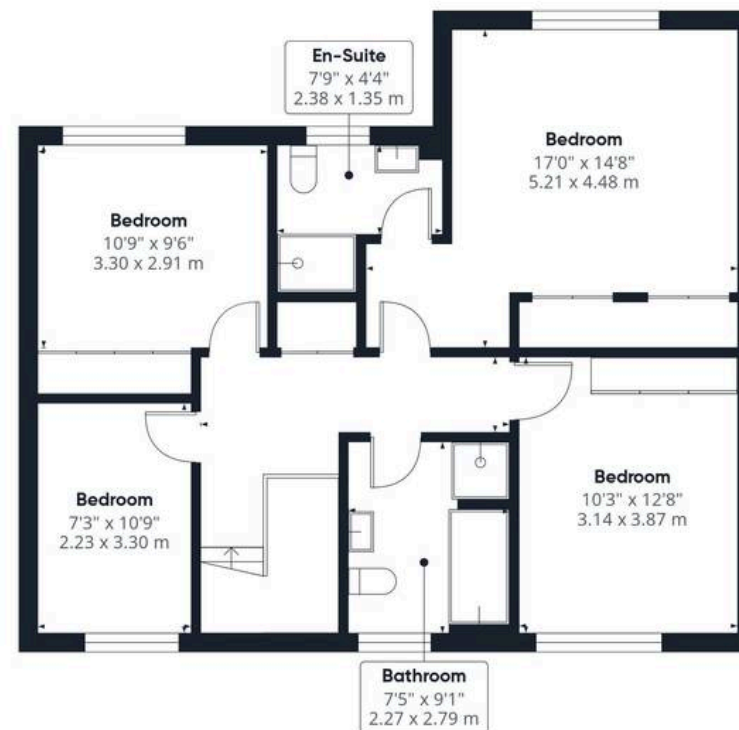
## AGENTS NOTES

An annual service charge for the upkeep of communal green space is charged in the region of £400 PA.





Ground Floor



Floor 1

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

1490 ft<sup>2</sup>

138.4 m<sup>2</sup>

(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](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

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