



Skedge Way, Blofield - NR13 4RY



Skedje Way

Blofield, Norwich

Nestled within a cul-de-sac setting, this EXTENDED CONTEMPORARY chalet-style home stands as a beacon of MODERN ELEGANCE. Spanning over 1420 sq. ft (stms) of accommodation, this property offers a warm welcome through its SPACIOUS HALL ENTRANCE, punctuated with STORAGE options that cater to practical needs, including a 4 year old Vaillant Combi-Boiler and BEAUTIFUL GLAZED STAIRS which allow the natural light to flow. The interior unfolds to reveal a snug-style SITTING ROOM - perfect for cosy evenings of relaxation, fully OPEN PLAN to the 20' FAMILY ROOM - boasting a glazed ROOF LANTERN and BI-FOLD DOORS that invite natural light to dance across the high-specification KITCHEN - adorned with GRANITE SURFACES and a five ring INDUCTION HOB. The accommodation includes THREE DOUBLE BEDROOMS, one conveniently located on the ground floor, offering versatile uses to suit individual preferences. A ground floor SHOWER ROOM with TILING creating a STRIKING LOOK, with a first-floor bathroom catering to modern conveniences.



Additional perks include a large LOFT STORAGE SPACE and landscaped gardens showcasing a beautiful patio, a 28' TANDEM GARAGE, and a shed, providing the perfect backdrop for outdoor entertaining and relaxation.

Council Tax band: C

Tenure: Freehold

- Extended Contemporary Chalet Style Home
- Over 1420 Sq. ft (stms) of Accommodation
- Welcoming Hall Entrance with Storage
- Snug Style Sitting Room
- 20' Family Room with Glazed Roof Lantern & Bi-fold Doors
- High Specification Kitchen with Granite Surfaces
- Three Double Bedooms
- Landscaped Gardens with Beautiful Patio, 28' Garage & Storage Building

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

A shingled front garden and driveway offers off road parking for several vehicles with access leading to the detached garage building and rear garden.

THE GRAND TOUR

A stepped entrance leads to the main entrance hall offering the ideal meet and greet space with attractive wood effect flooring underfoot and two useful built-in storage cupboards to one side and a third behind the stairs. Bespoke Oak stairs rise to the first floor landing with glazed balustrades whilst doors lead off the main living accommodation and ground floor bedroom space. To your right hand side a double bedroom offers a versatile space as further reception space or home office, finished with fitted carpet underfoot and a uPVC double glazed window to front. Sitting opposite, the ground floor shower room can be found with a contemporary white three piece suite including a feature hand wash basin with built-in storage cupboard below and a large walk-in double shower cubicle with a twin head thermostatically controlled rainfall digital Mira shower, with tiled splash-backs and underfloor heating, heated towel rail, twin uPVC double glazed windows to side and a large illuminated heater mirror. The main living space starts with a snug style sitting area with wood flooring underfoot and recessed spotlighting above - fully open plan to the dining/family space beyond and kitchen which is tucked around the corner. This extended living space offers many configurations with excellent natural light enjoyed via the glazed roof lantern above and large set of ID system Sunflex bi-folding doors which open up to the rear garden with continued wood flooring underfoot. The kitchen flows adjacent where an extensive range of white high gloss units with Philips Hue LED lighting can be found with granite work surfaces and integrated cooking appliances including an inset 5 ring induction hob and built-in eye level electric double oven with further white goods including a built-in fridge freezer, dishwasher and washing machine.

All appliances are either Bosch or Neff and fully integrated. A door takes you back into the hall entrance, with a window facing to side whilst glass splash-backs run around the work surface.

Heading upstairs the carpeted landing includes a useful walk-in loft storage space with shelving and lighting, with doors leading off to the two bedrooms and first floor bathroom. The main bedroom includes rear facing views, fitted carpet underfoot, space for a large wardrobe or built-in wardrobe to be created with recessed spotlighting above. The second double bedroom also faces to the rear with fitted carpet underfoot enjoying use of the adjacent family bathroom. The family bathroom offers a white three piece suite including a tiled bath with general tiled splash-backs and heated towel railing.

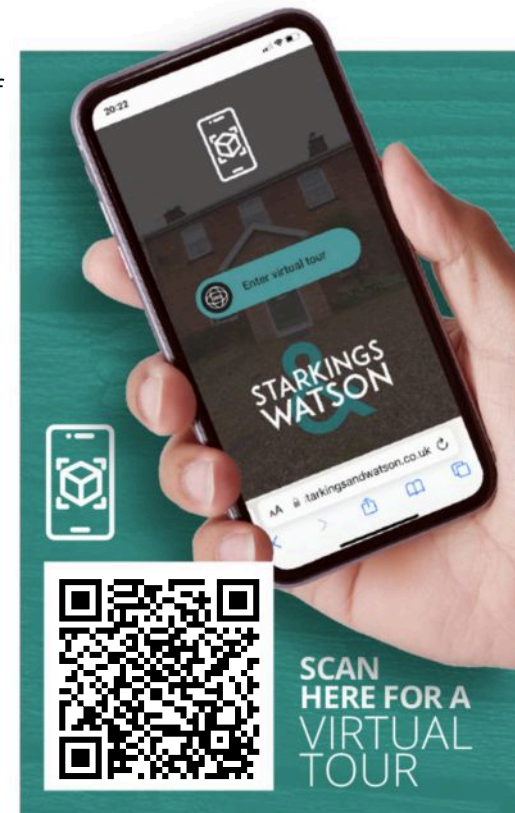
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Via the bi-folding doors, a large patio seating area can be enjoyed - fully enclosed with timber panel fencing to the boundaries and with an area of lawn beyond. On the rear boundary raised beds have been planted to add colour throughout the summer months, with exterior lighting and garage access included. The garage offers an electric roller door to front, door to side, power and lighting, and has potential for conversion (STP) whilst beyond a useful storage building includes power and lighting.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1780 ft²

165.4 m²

Reduced headroom

82 ft²

7.6 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



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

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

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