



Hunters Close, Blofield - NR13 4LS



Hunters Close

Blofield, Norwich

Welcome to this exceptional DETACHED FIVE BEDROOM FAMILY HOUSE that presents an unparalleled opportunity for a sophisticated lifestyle with the addition of an integral annexe. This detached family home with an annexe sits majestically on an impressive CORNER PLOT, boasting over 1480 square feet internally (stms). The property features a NEWLY FITTED KITCHEN and a separate utility room as well as a BRAND NEW GAS FIRED BOILER, ensuring functionality meets style. Enjoy hosting gatherings in the dining room or retreat to the BRIGHT and SPACIOUS separate sitting room for relaxation with an OPEN FIRE. With FOUR BEDROOMS and a bathroom in the main house and an additional annexe bedroom, dressing room, and en-suite, this residence offers ample space for family and guests alike and provides FLEXIBLE accommodation depending upon your needs. The well-kept gardens enveloping the property on all sides create a serene atmosphere, while the DRIVEWAY PARKING for MULTIPLE VEHICLES and a GARAGE add convenience to every-day living.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home With Annexe
- Impressive Corner Plot
- Over 1480 SQFT Internally (stms)
- Newly Fitted Kitchen and Separate Utility Room
- Dining Room & Separate Sitting Room
- Four Bedrooms As Well As Annexe Bedroom, Dressing Room & En-Suite
- Well Kept Gardens To All Sides
- Driveway Parking For Multiple Vehicles & Garage

The Broadland Village of Blofield Heath 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, local shops, and a public house. Blofield Heath is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.



SETTING THE SCENE

Approached via the quiet cul-de-sac of Hunters Close in Blofield there is an impressive shingled driveway providing plenty of parking for multiple vehicles which in turn leads to the single garage with up and over door. There is a gated side access into the rear garden as well as a gated access into the front garden which leads to the main entrance door.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor landing as well as wood effect flooring and the w/c to the left. To the far end of the hallway is the main sitting room with a feature open fireplace as well as triple aspect to allowing plenty of natural light as well as a bay window to the front and double doors onto the rear garden. The dining room is found straight ahead with a tiled floor and door onto the garden beyond with an open aspect to the kitchen. The kitchen has been recently re-fitted with a sleek modern range of wall and base level units and quartz worktops over. Integrated appliances include an eye level oven, induction hob, dishwasher and space for double fridge/freezer. A door leads into a walk in pantry cupboard as well as a door into the utility. The utility offers a range of wall and base level units with a second sink and space for all further white goods, there is a door to the rear garden as well as a door to the annexe. The excellent annexe space provides either a fifth bedroom for the house itself or a self contained annexe using the rear door into the utility. There is a large bedroom with dual aspect to front and rear as well as a useful reception space leading to the shower room and w/c.

Heading up to the first floor galleried landing you will find four ample bedrooms and a family bathroom. Also off the landing is the loft hatch as well as airing cupboard. The two main double rooms to the rear offer built in wardrobes with two further single rooms to the front. The main bathroom is fully tiled with a bath and shower over as well as w/c and hand wash basin.

FIND US

Postcode : NR13 4LS

What3Words : ///artist.intention.sharper

VIRTUAL TOUR

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



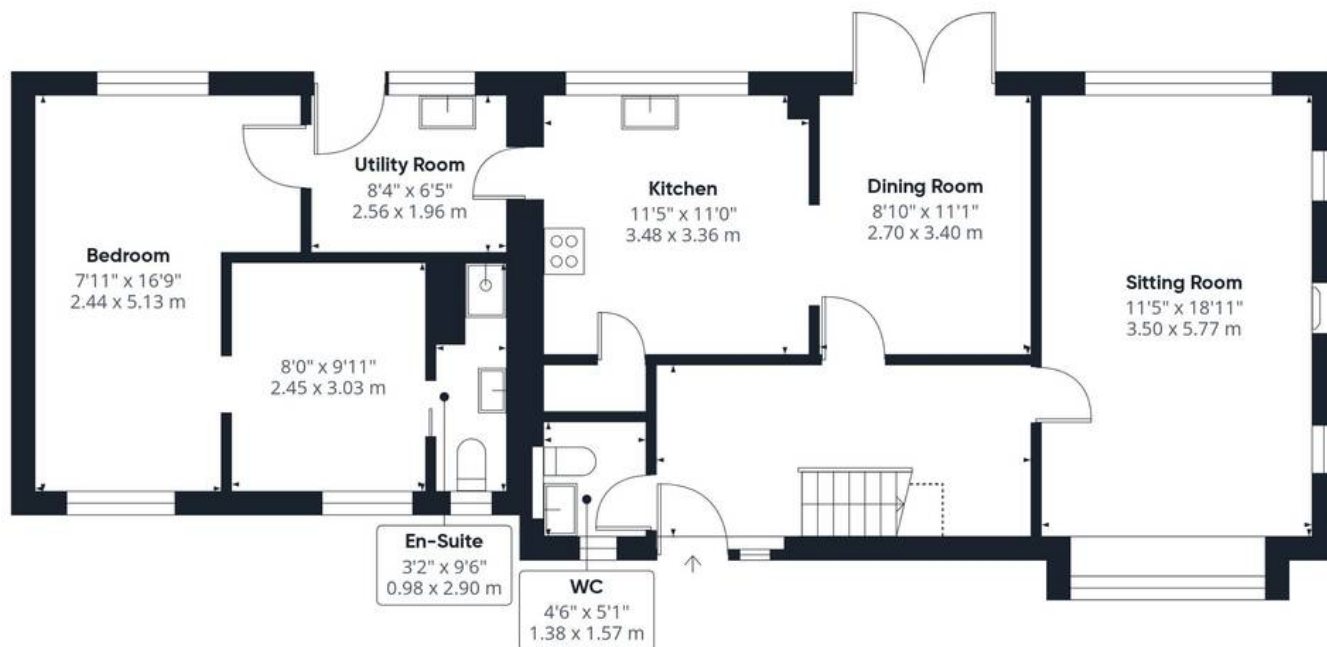




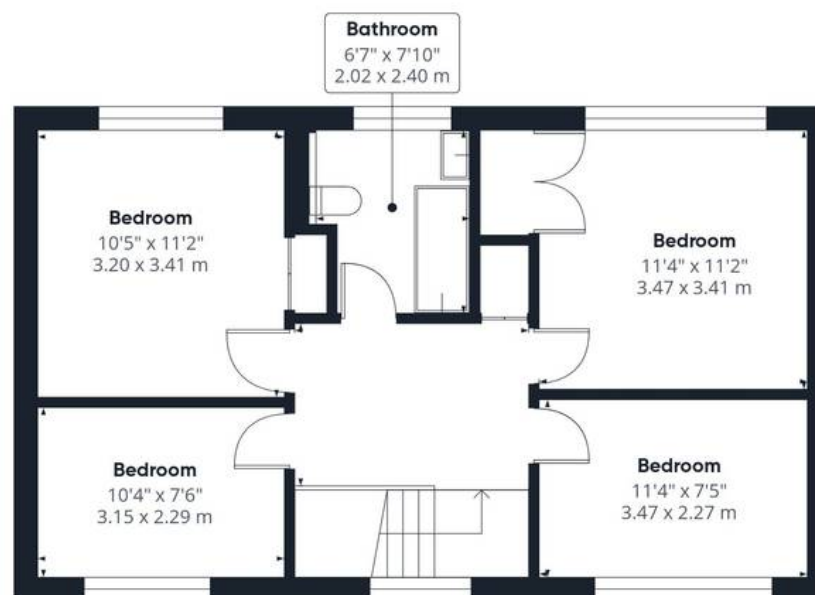
THE GREAT OUTDOORS

Externally you will find well kept gardens to all sides of the house. To the front there is an enclosed garden, laid to lawn with planting borders and mature hedging as well as a green house. The front garden leads to the side also laid to lawn which opens round to the rear garden. Within the rear garden there are well kept lawns, planting borders, mature trees and and shrubs, mature hedging, paved pathway and a covered patio area providing the ideal space for outside entertaining and dining. You will find a door into the garage as well as a gate to the driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1487 ft²

138.2 m²

Reduced headroom

15 ft²

1.4 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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