



Shreeve Road, Blofield - NR13 4JP



Shreeve Road

Blofield, Norwich

Offered on a 45% SHARED OWNERSHIP basis, with the option to STAIRCASE to FULL OWNERSHIP. OVERLOOKING GREEN SPACE, this SIZEABLE HOME has been WELL KEPT and MAINTAINED, including LANDSCAPED GARDENS. Situated at the END of the TERRACE ROW, twin ALLOCATED PARKING SPACES are found adjacent. Once inside, the spacious hall entrance boasts STORAGE CUPBOARDS, leading to a SPACIOUS W.C. With a HIGH GLOSS FINISH, the 13' fitted kitchen is complete with INTEGRATED cooking APPLIANCES. Adjoining is the inviting 18' OPEN PLAN SITTING/DINING ROOM featuring FRENCH DOORS that flood the space with natural light. Upstairs, THREE DOUBLE BEDROOMS offer comfortable retreats, alongside the FAMILY BATHROOM which includes a SHOWER and further storage cupboard. Designed to offer both relaxation and entertainment area, the GARDEN has been landscaped to include an area of grass, with a large patio seating area that seamlessly extends from the sitting room's French doors, ideal for alfresco dining or soaking up the sun, while an array of plants and shrubbery adds a touch of nature to the landscape.



Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- 45% Shared Ownership Property, with the option to staircase purchase up to 100% of the property from Flagship
- End-Terrace Home with Well Kept Interior
- Approx. 1056 Sq. ft (stms) of Accommodation
- Spacious Hall Entrance with Storage Cupboards & Large W.C
- 13' Fitted Kitchen with Integrated Cooking Appliances
- 18' Open Plan Sitting/Dining Room with French Doors
- Three Double Bedrooms
- Landscaped Gardens & Twin Parking Spaces

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

Sitting opposite open green space, twin parking spaces can be found adjacent, with a pathway taking you to the main front door. Timber sleepers have been used to create raised beds at both sides with various planting and shingle, whilst gated access leads to the rear garden.

THE GRAND TOUR

Once inside, a spacious entrance hall creates an ideal meet and greet space complete with fitted carpet underfoot and space for coats and shoes. Twin built-in storage cupboards sit alongside the stairs which rise to the first floor landing. Immediately to your right hand side, a large ground floor W.C can be found with the white two piece suite including tiled splash-backs and wood effect flooring, whilst offering potential to create a shower room if required. The kitchen sits opposite with a U-shape arrangement of wall and base level units in a high gloss finish with integrated cooking appliances including an inset gas hob and built-in electric oven with a stainless steel splash-back and extractor fan. Space is provided for general white goods including a fridge freezer, dishwasher and washing machine, whilst a cupboard conceals the wall mounted gas fired central heating boiler. The main living space sits to the rear of the property and is formed of an extensive sitting/dining room with ample space for soft furnishings and a dining table, twin windows and French doors leading out to the rear garden.

Heading upstairs, the carpeted landing includes a further built-in storage cupboard with doors leading to the three double bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The family bathroom completes the property also including a further built-in storage cupboard whilst the white three piece suite is finished with tiled splash-backs, rainfall shower over the bath and a heated towel rail.

FIND US

Postcode : NR13 4JP

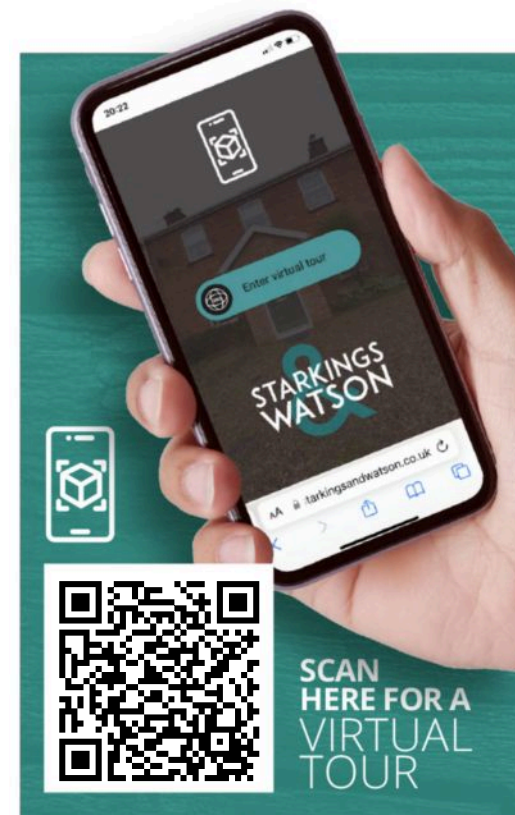
What3Words : ///cooking.grudge.anchorman

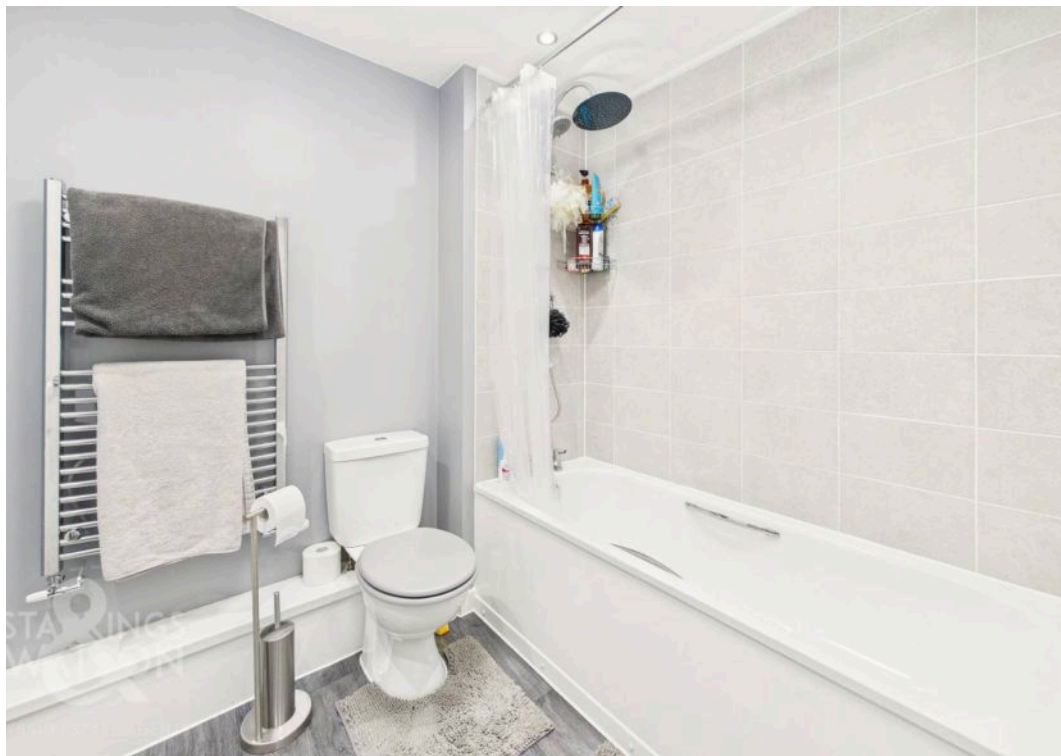
VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a 45% shared ownership basis with rent charged at £438 PCM with service charges at £34 PCM and Building Insurance £36. We understand the lease from new was for a term of 125 years, with some 120 years remaining. Flagship Housing administer the scheme, with an application process including the need for a buyer to have local connections in the first instance.







THE GREAT OUTDOORS

The rear garden has been fully landscaped to include an area of grass to one side, and a large patio seating area which extends from the sitting room French doors. An array of planting and shrubbery can be found throughout the garden, along with gated access which takes you to the parking area, outside power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

970 ft²
90.2 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



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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.