



Blofield Corner Road, Blofield - NR13 4DG





## Blofield Corner Road

Blofield, Norwich

NO CHAIN. Set on an approximate 0.35 ACRE PLOT (stms), this SPACIOUS detached BUNGALOW boasts picturesque FIELD VIEWS, creating the epitome of COUNTRY LIVING. Conveniently situated for EASY ACCESS to the A47 and NDR, the property enjoys a RURAL SETTING and over 1230 Sq. ft of well appointed accommodation. A welcoming abode, this residence features a LARGE HALL ENTRANCE with STORAGE, two spacious reception rooms including a SITTING ROOM with DOUBLE DOORS to the family/dining room. Flowing seamlessly, the MODERNISED FITTED KITCHEN offers integrated cooking appliances, with THREE DOUBLE BEDROOMS, and a re-fitted SHOWER ROOM for added convenience. The property also boasts an INTEGRAL GARAGE and 363 Sq. ft (stms) WORKSHOP OUTBUILDING - with the potential to be transformed into a versatile space to suit your needs.



A vast expanse of GARDENS entices with its allure, including an extensive LAWNED AREA, which is complemented by a generous full-width PATIO at the rear, creating an inviting ambience for outdoor gatherings and alfresco dining under the sun or stars. A rear vehicular access is available providing further options to the workshop if needed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain! Detached Bungalow with Field Views
- Approx. 0.35 Acre Plot (stms)
- Over 1230 Sq. ft of Accommodation (stms)
- Two Reception Rooms
- Modernised Fitted Kitchen
- Three Double Bedrooms
- Re-fitted Shower Room
- 363 Sq. ft (stms) Outbuilding with Potential

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

Occupying a slightly elevated position, the hard standing driveway offers ample off road parking, with access into the main bungalow and adjoining garage. With an non-overlooked frontage, lawned gardens can be found to both sides, with mature hedged boundaries and access leading to the rear garden.

### THE GRAND TOUR

Stepping inside, the hall entrance offers the ideal meet and greet space, with a loft access hatch above and built-in storage cupboard, with doors leading to the bedroom and living accommodation. The main sitting room sits on the right hand side offering panoramic views across the front garden and green space beyond, with fitted carpet underfoot and a feature fireplace to one side - creating a focal point to the room. Double doors open up to the family/dining room, offering further panoramic garden views via dual aspect windows to side and rear, with ample space for soft furnishings and a dining table with fitted carpet underfoot, and a door taking you to the adjacent kitchen. There is obvious potential to create an open plan kitchen/dining space if required. The kitchen offers a modernised space with ample storage cupboards and drawer units, complete with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven, with space for general white goods including a fridge freezer, dishwasher and washing machine. Herringbone wood effect style flooring runs underfoot with attractive tiled splashbacks and a window facing to rear offering garden views. Leading back into the hall entrance where the three bedrooms can be found, all of which are finished with fitted carpet and uPVC double glazing.

The larger of the bedrooms are both fantastic doubles in size and include built-in wardrobes with sliding doors. Serving the three bedrooms is the modernised shower room including a white three piece suite with a shower cubicle including thermostatically controlled shower with tiled splash-backs and the hand wash basin with two built-in drawer units below. The shower room also includes tiled flooring underfoot for ease of maintenance, and heated towel rail to one side.

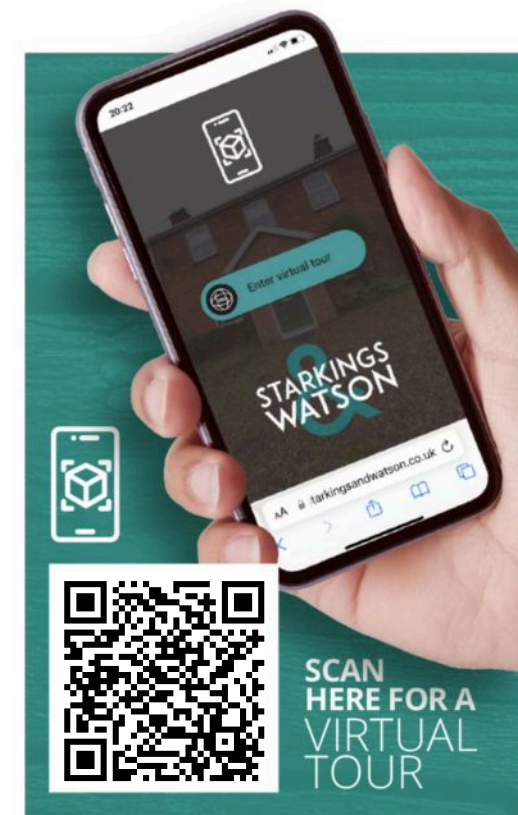
### FIND US

Postcode : NR13 4DG

What3Words : ///shook.reboot.walked

### VIRTUAL TOUR

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









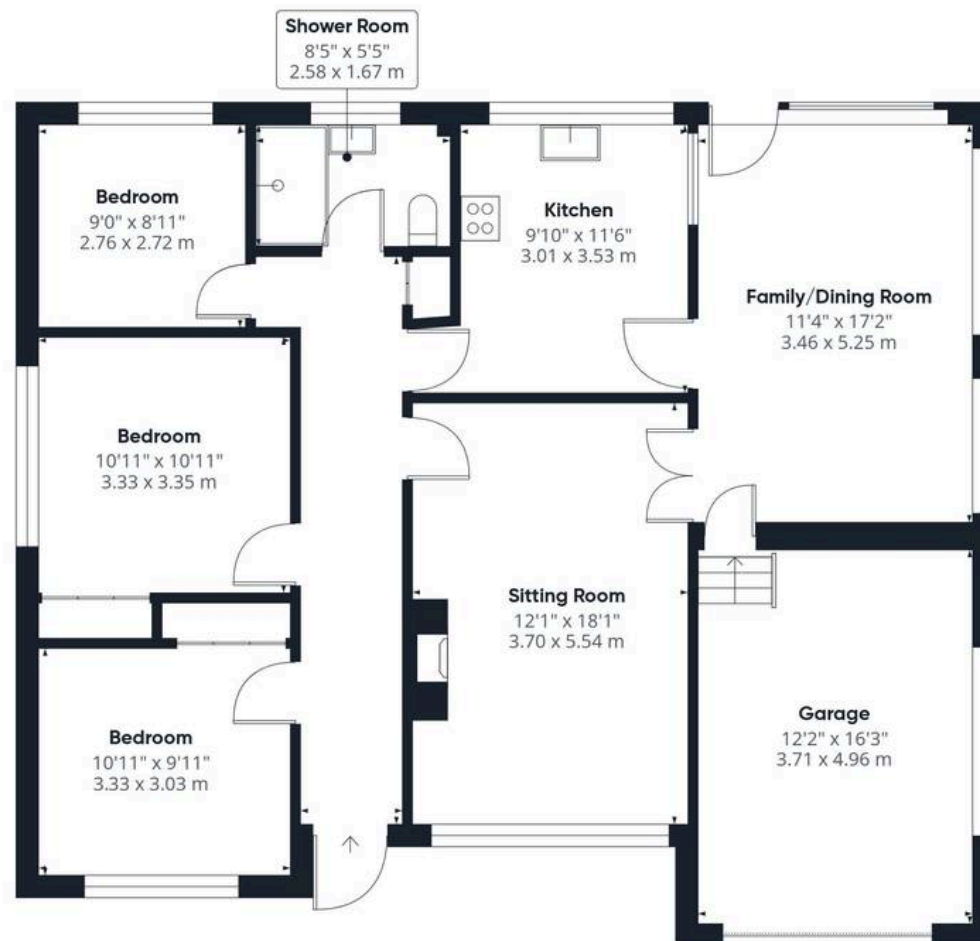


## THE GREAT OUTDOORS

Extensive gardens offer a large lawned expanse with a full width patio running across the rear of the bungalow - creating the ideal space for entertaining and alfresco dining. Low level walls and steps lead to the main lawn garden, with a range of shrubbery and hedging towards the rear boundary. A large workshop building sits to one corner with double doors to one side and a range of windows - offering potential - there is currently no power or lighting to the workshop. A series of ground mounted solar panels sit adjacent. The rear boundary is mainly open to enhance the field views beyond, with a range of trees and shrubbery, whilst a vehicular access is available to the far corner, across the neighbouring driveway if required. The integral garage within the bungalow offers an electric door to front and steps from the family/dining room, with a wall mounted gas fired central heating boiler to one side, power and lighting.







Ground Floor Building 1



Ground Floor Building 2

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

1593 ft<sup>2</sup>

147.9 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





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