



Highview Close, Blofield - NR13 4RA



Highview Close

Blofield, Norwich

This DETACHED FAMILY HOME, with a GARAGE and DRIVEWAY is situated within walking distance to BLOFIELD PRIMARY SCHOOL - rated OUTSTANDING by OFSTED, with SOUTH FACING REAR GARDENS. This property is a GREAT SIZE with over 780 Sq ft (stms) of accommodation, comprising an entrance hall, cloakroom, SITTING ROOM with AIR-CONDITIONING and an OPEN PLAN DINING ROOM enjoying a SOUTH FACING ASPECT - perfect to EXTEND with a CONSERVATORY or GARDEN ROOM. There is also a FITTED KITCHEN with built-in storage cupboard under the stairs. The first floor offers THREE BEDROOMS, with the main bedroom including AIR-CONDITIONING, and a FAMILY BATHROOM with THREE PIECE SUITE including a SHOWER over the bath. The gardens with this property are largely laid to lawn with a PATIO and DECKED seating area, and space for FLOWERBEDS. Access is then provided to the front gardens and to the GARAGE and PARKING that is included.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Detached Family Home with Driveway & Garage
- Excellent Access to A47 for Commuters
- Spacious Sitting Room & Open Plan Dining Room
- Three Bedrooms
- W.C & Family Bathroom
- Walking Distance to Village School
- Enclosed Lawned Gardens with Patio & Decking

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 from the road and approached via a pedestrian pathway, the main lawned garden can be found to the front, with a brick-weave driveway and garage located at the end of the row. A hard standing footpath takes you to main entrance door, with a gated access leading to the rear garden.



THE GRAND TOUR

Once inside, a hall entrance provides the ideal meet and greet space with stairs rising to the first floor landing and finished with fitted carpet underfoot. A ground floor W.C is tucked away to one side with a two piece suite and tiled splash-backs. The main living space is an open plan sitting room with a front facing window, air-conditioning, with a door to the kitchen and opening to the adjacent dining room, with fitted carpet flowing underfoot, and sliding patio doors taking you to the rear garden. The kitchen itself offers a U-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and a built-in electric oven with tiled splash-backs and an extractor fan. Space is provided for a washing machine whilst the fridge freezer and dishwasher are integrated. Tiled flooring can be found underfoot, with useful built-in understairs storage and a door taking you to the outside.

Heading upstairs, the carpeted landing includes a side facing window and loft access hatch, with doors taking you to the three bedrooms. The main bedroom sits to the rear with fitted carpet underfoot, air-conditioning and a full width built-in wardrobe with sliding doors, with the second and third bedrooms facing to the front - both finished with fitted carpet. Completing the property is the family bathroom, with a three piece suite including an electric shower and glazed shower screen over the bath, with tiled splash-backs and flooring, along with a built-in airing cupboard.

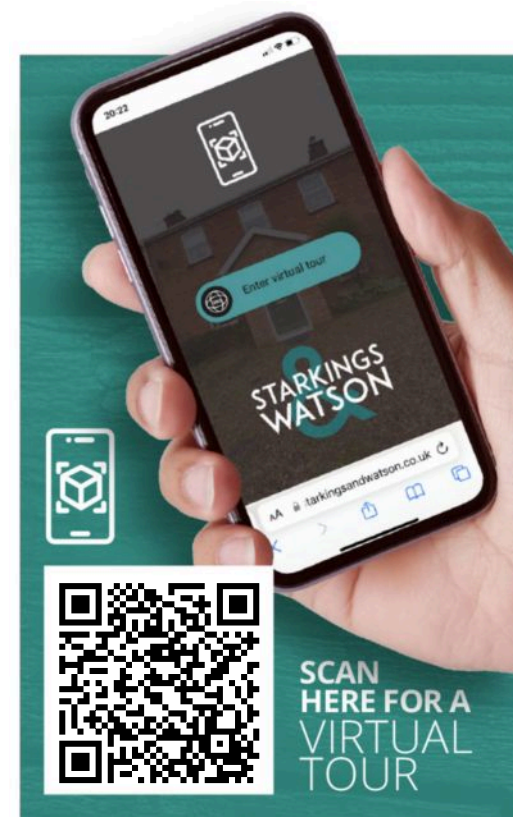
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

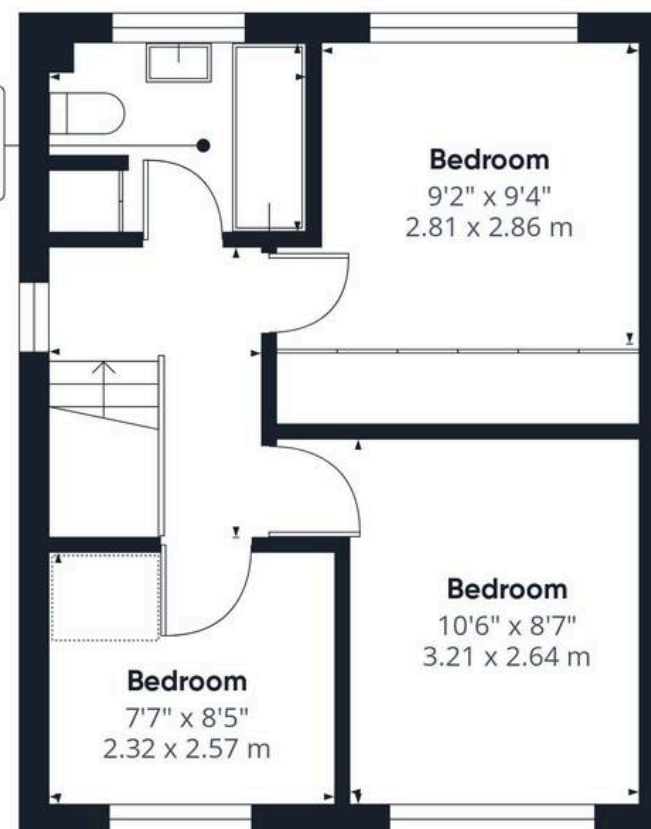
The rear garden is fully enclosed with timber panel fencing and mainly laid to lawn with an area of timber decking and patio seating leading from the dining room patio doors. A range of mature planting and shrubbery can be found to two borders, with a useful side storage area, outside water supply and side storage gate. The garage is accessed via an up over door to front with storage above, power and lighting.





Ground Floor

Bathroom
5'8" x 7'7"
1.75 x 2.33 m



Floor 1

Approximate total area⁽¹⁾

730 ft²

67.7 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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