



Alec East Road, Blofield - NR13 4UA



Alec East Road

Blofield, Norwich

NO CHAIN. This MODERN mid-terrace TOWNHOUSE offers a perfect blend of style and functionality. Overlooking OPEN GREEN SPACE providing a serene backdrop, the townhouse boasts a DRIVEWAY, GARAGE and additional PARKING SPACE. The SOUTH-FACING GARDENS bathe the interiors in natural light, creating a WARM and INVITING atmosphere. Upon entering, a welcoming hall leads to a convenient W.C., perfect for guests. The well-appointed KITCHEN/DINING ROOM is a culinary haven, ideal for entertaining or enjoying family meals, with INTEGRATED APPLIANCES and FRENCH DOORS onto the garden. Ascend to the upper levels to discover THREE generously sized BEDROOMS over two floors, two of which feature EN SUITES, along with a modern family bathroom. The outdoor space is LAID TO LAWN, with a full width PATIO and access to the parking.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Mid-Terrace Townhouse
- Overlooking Green Space
- Hall Entrance with W.C
- Kitchen/Dining Room
- Three Bedrooms
- Two En Suites & Family Bathroom
- South Facing Gardens
- Driveway, Garage & Parking

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

Overlooking open green space., this modern townhouse includes allocated parking, garage and driveway space. Approached via a lawned frontage with various planting, a patio area takes you to the main entrance door.



THE GRAND TOUR

Heading inside, the hall entrance is finished with fitted carpet underfoot and stairs rising to the first floor landing - with a built-in storage cupboard below. The ground floor cloakroom is finished with a white two piece suite including tiled splash-backs and wood effect flooring, whilst the main sitting room is adjacent with a front facing window overlooking open green space. Fitted carpet runs through the living room with double doors opening up and flowing seamlessly into the adjacent kitchen/dining area. Finished with an L-shaped arrangement of wall and base level units, the kitchen includes integrated cooking appliances with an inset gas hob and built-in electric double oven with tiled splash-backs and an extractor fan. Ample space is provided for a fridge freezer, washing machine and dishwasher, with tiled flooring underfoot. The window to rear and French doors open up to the rear garden, with space provided for a dining table.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with stairs taking you to the top floor. The second bedroom sits at the front of the property with two front facing windows overlooking open green space with a useful built-in wardrobe, fitted carpet underfoot and a door taking you to a private en suite. Finished with a white three piece suite, this spacious room offers attractive tiled splash-backs with a thermostatically controlled shower and wood effect flooring. The third bedroom sits to the rear, complete with fitted carpet underfoot with the family bathroom sitting adjacent - with half tiled walls, mixer tap over the bath and wood effect flooring underfoot.

Heading to the top floor, a carpeted landing area takes you to a large dual aspect bedroom with a front facing window and rear facing velux window, with fitted carpet underfoot and door taking to a private ensuite. Complete with a double shower cubicle and thermostatically controlled shower, with tiled splash-backs, and wood effect flooring.

FIND US

Postcode : NR13 4UA

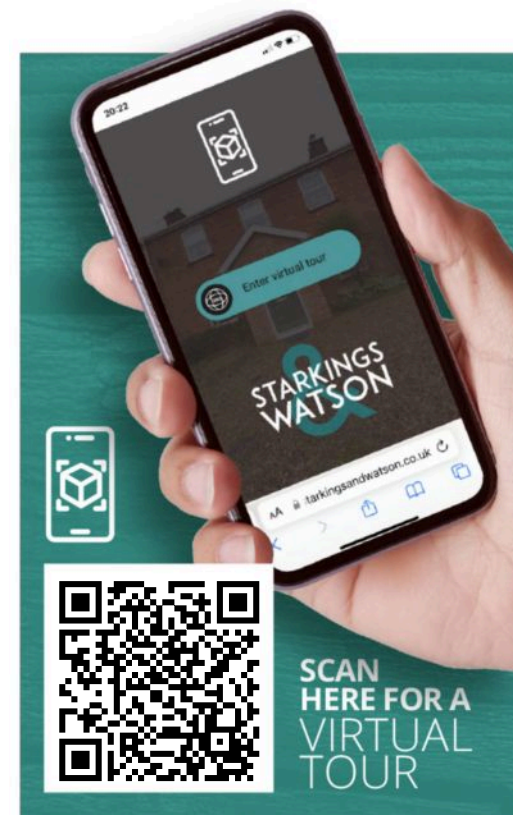
What3Words : ///washroom.rebirth.outlooks

VIRTUAL TOUR

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

AGENTS NOTES

A service charge for the upkeep of communal green space on the development exists.







THE GREAT OUTDOORS

The rear garden is laid to lawn and includes a full width patio extending from the kitchen French doors. With huge potential to landscape the south facing aspect, the garden is enclosed with timber panel fencing. A gated access takes you to the driveway and garage, with two parking spaces, and the garage which is accessed via an up and over door.

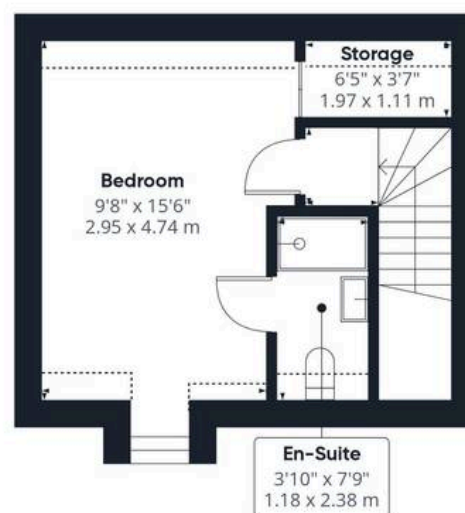




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1039 ft²

96.5 m²

Reduced headroom

29 ft²

2.7 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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