



Lower Globe Lane, Blofield - NR13 4RJ



Lower Globe Lane

Blofield, Norwich

NO CHAIN. Situated in a PRIVATE and SECLUDED NON-ESTATE 0.18 acre plot (stms), this superb semi-detached BUNGALOW offers approximately 1010 sq. ft. of accommodation, making it an enticing prospect for those seeking a tranquil retreat. The property boasts a 12' BAY-FRONTED SITTING ROOM with a cosy WOOD BURNER, a RE-FITTED KITCHEN complete with INTEGRATED APPLIANCES, a stylish SHOWER ROOM featuring a double shower, GARDEN ROOM which EXTENDS the LIVING SPACE - perfect for relaxation, a convenient W.C, utility space, and TWO generously proportioned DOUBLE BEDROOMS, ensuring ample space for comfortable living. The bungalow exudes a sense of warmth and character, making it a truly inviting home which FLOWS SEAMLESSLY into the OUTDOORS. Offering a serene escape surrounded by MATURE PLANTING, shrubbery, and hedging, a spacious patio is adjacent to the garden room - ideal for delightful outdoor gatherings and dining experiences. The functional LEAN-TO accessed through double front doors and a rear entry door, features multiple windows, along with power and lighting facilities.

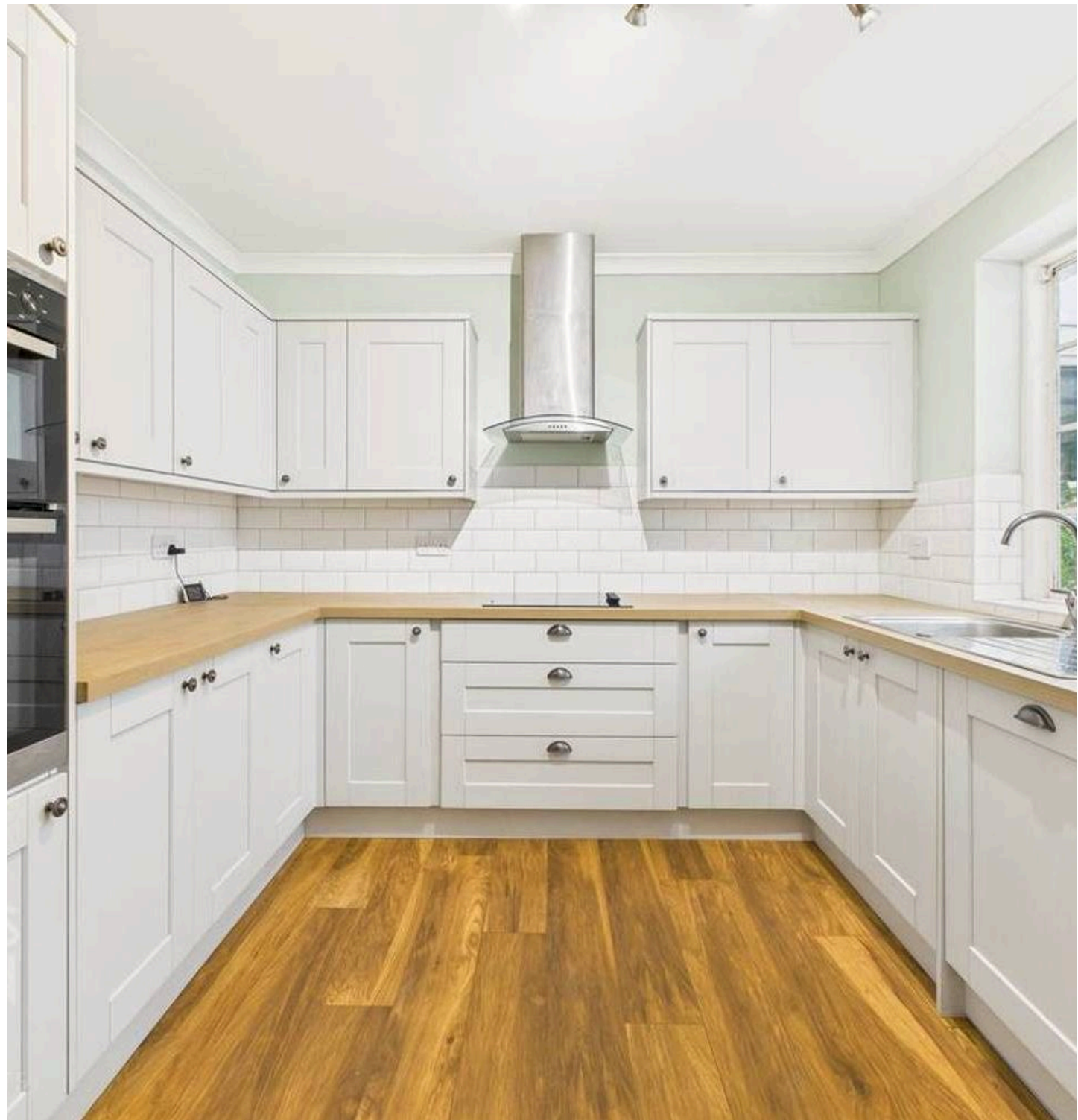


Council Tax band: B

Tenure: Freehold

- No Chain!
- Approx. 1010 Sq. ft (stms) of Accommodation
- Semi-Detached Bungalow in a Private & Secluded 0.18 Acre Plot (stms)
- 12' Bay Fronted Sitting Room with Wood Burner
- Re-fitted Kitchen with Integrated Appliances
- Re-fitted Shower Room with Double Shower
- Garden Room, W.C & Utility Space
- Two Double Bedrooms

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

Enjoying a tree lined cul-de-sac setting, the property offers a private and secluded position, the lawned front garden provides ample tandem parking for several vehicles, with a wide variety of mature planting and shrubbery. Double timber doors lead to the lean-to shed whilst a footpath takes you to the main entrance door.

THE GRAND TOUR

Once inside, the hall entrance greets you with attractive tiled effect flooring and a recessed door mat, with doors taking you to the main living accommodation, bedrooms and kitchen. To your left hand side is the formal sitting room centred on a feature fireplace with a cast iron wood burner and dual aspect windows including a walk-in bay window to front and fitted carpet underfoot. The two bedrooms sit on the opposite side of the hallway, starting with the larger bay fronted double bedroom with fitted carpet, and the rear facing double bedroom with fitted carpet and views across the garden. Updated and modernised, the shower room sits at the end of the hallway with a re-fitted white three piece suite including storage under the hand wash basin and a walk-in double shower cubicle, with electric shower, tiled splash-backs, wood effect flooring with underfloor heating and heated towel rail. The kitchen has been modernised and includes an extensive range of built-in storage including integrated cooking appliances, with an inset electric ceramic hob and built-in eye level electric double oven, with tiled splash-backs running around the work surface. Integrated appliances include a dishwasher and fridge freezer, with wood effect flooring underfoot and a door taking you to the garden room beyond - with windows to side and rear, along with French doors leading out to the large patio. The wood effect flooring flows underfoot with an open aspect to the adjacent utility room where space is provided for laundry appliances including a washing machine and tumble dryer, with work surface over. A door takes you to a useful cloakroom complete with a low level WC and wood effect flooring.

FIND US

Postcode : NR13 4RJ

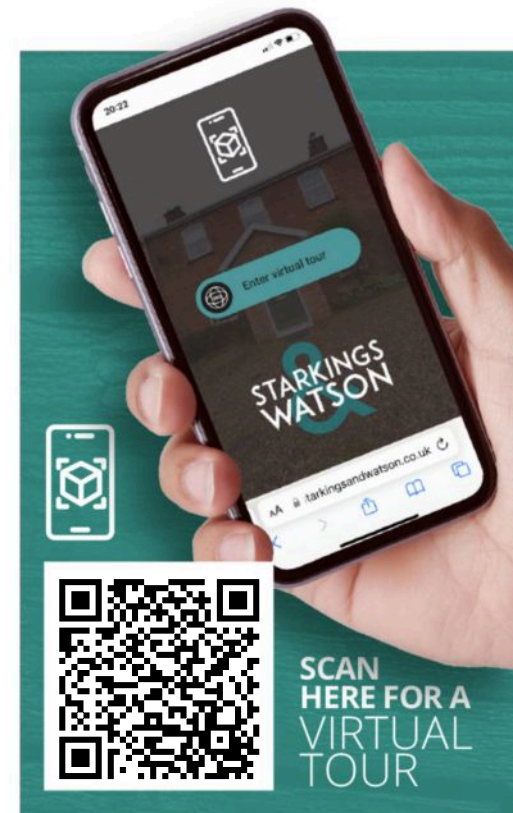
What3Words : ///flocking.promises.cover

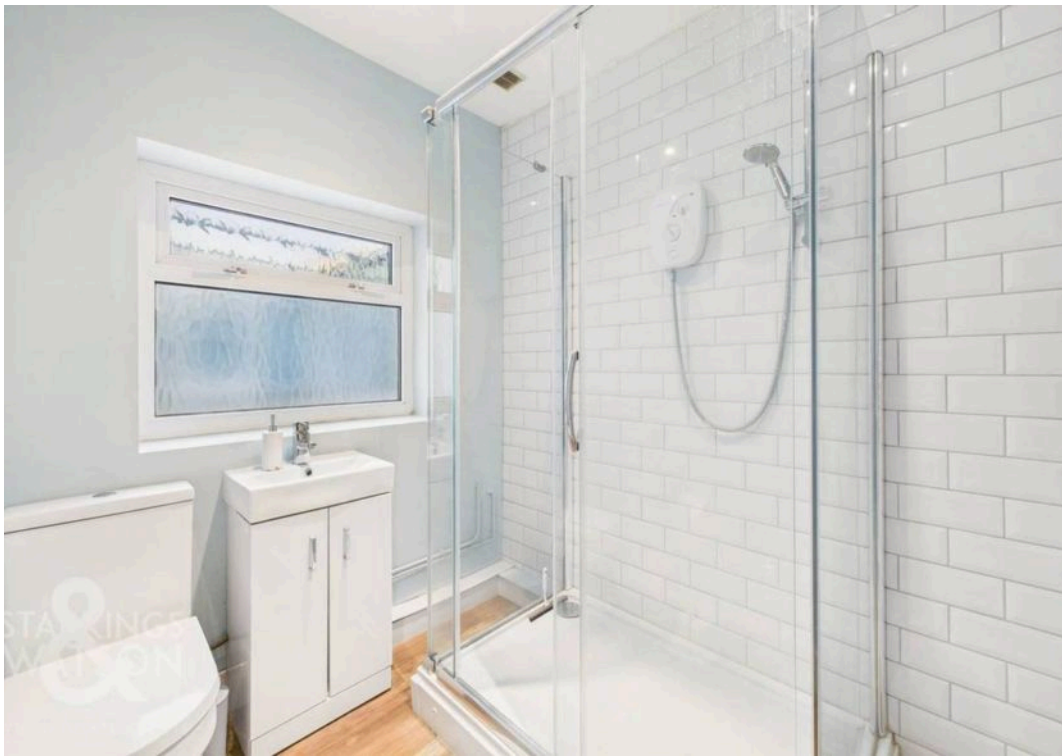
VIRTUAL TOUR

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

AGENTS NOTES

The property suffered water damage some five years ago due to surface water flooding caused by water in a nearby field. Remedial works to prevent a reoccurrence have taken place, and full remedial works to the property were completed. We understand a wayleave agreement exists for an electricity pole within the gardens.



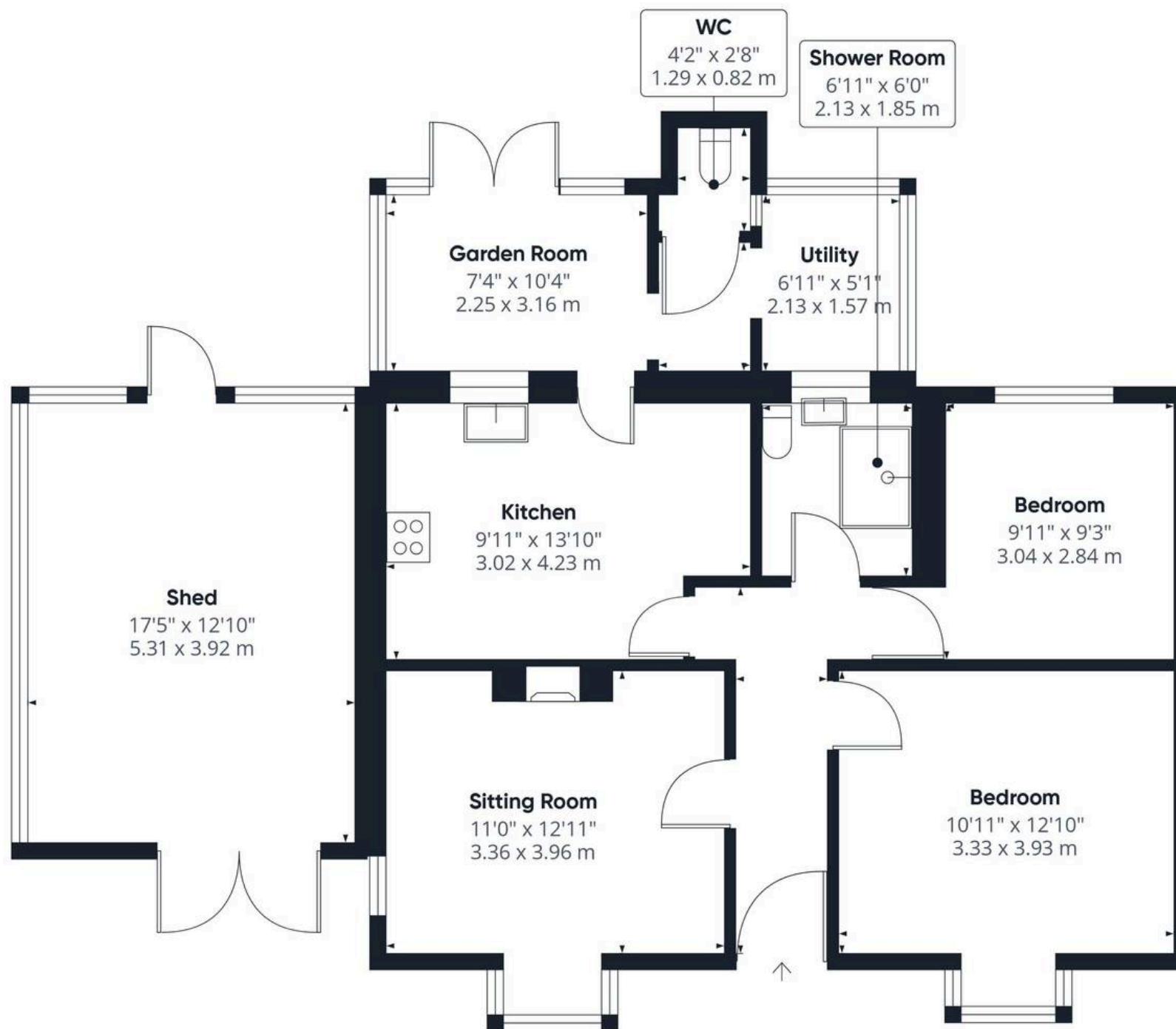




THE GREAT OUTDOORS

The rear garden forms part of the 0.18 acre plot (stms) and enjoys a secluded feel with an extensive array of mature planting, shrubbery and hedging. A large patio leads from the garden room, providing the ideal space for entertaining and alfresco dining, with a timber built lean to shed. Heading up the garden, an area of lawn and planting can be found, with huge potential to further landscape. The mature planting which is in situ towards the end of the garden adds to the seclusion. The lean to shed is accessed via double doors to front and a door to rear, with various windows, power and lighting.





Approximate total area⁽¹⁾

1010 ft²
93.8 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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