



Lingwood Road, Blofield - NR13 4LL



Lingwood Road

Blofield, Norwich

NO CHAIN. This exceptional property promises a lifestyle of space, comfort, and tranquillity. Set on a generous 0.34 ACRE PLOT (stms), the residence boasts approximately 2115 SQ. FT (stms) of well-designed accommodation including FLEXIBILITY and POTENTIAL. Enjoying an elevated position, the property offers breath-taking FIELD VIEWS that provide a scenic backdrop throughout the year. The interior layout is impeccably planned, featuring a HALL ENTRANCE and FOUR RECEPTION ROOMS - including the SITTING ROOM, 22' DINING ROOM, STUDY and 19' GARDEN ROOM. The KITCHEN is open plan, and complemented by separate UTILITY and LAUNDRY ROOMS, ensuring practicality and convenience. A GROUND FLOOR W.C and SHOWER ROOM create the potential for a PRIVATE EN SUITE to be created. Upstairs, FIVE generously sized BEDROOMS offer retreats of comfort, with an EN SUITE and further FAMILY BATHROOM. The LARGE GARDEN beckons for outdoor enjoyment, including a PATIO and LAWNED EXPANSE with various trees, whilst the NISSEN HUT is an ideal WORKSHOP.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Approx. 0.34 Acre Plot (stms)
- Approx. 2115 Sq. ft (stms) of Accommodation
- Elevated Plot with Field Views
- Four Reception Rooms
- Kitchen with Separate Utility & Laundry Rooms
- Five Bedrooms
- Large Garden with Nissen Hut for Storage

The Broadland Village of Blofield 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 boasting an Outstanding Ofsted rating, local shops, garden centre and a public house. Blofield is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.



SETTING THE SCENE

Set back from the road and occupying an elevated position overlooking open fields, a brick-weave driveway offers access to a sweeping shingled parking and turning area, adorned with adjacent lawned gardens and a working garden including a patio seating area and a greenhouse. A variety of planting and shrubbery can be found throughout the garden, along with the patio seating area and timber built summer house to front.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with stairs rising to the first floor landing and doors leading off to the kitchen and living accommodation. To your right hand side, the formal sitting room can be found with a feature fireplace and front facing window with field views. Fitted carpet flows underfoot and an opening takes you to the central dining room - a fantastic open plan family friendly space with fitted carpet underfoot and a front facing window for excellent natural light. The dining room leads to various other reception areas and the kitchen itself, whilst offering a feature fireplace to one corner. The open plan kitchen enjoys a u-shaped arrangement of wall and base level units, with a breakfast bar and integrated cooking appliances, inset electric hob and built-in eye level electric double oven with tiled splash-backs and an extractor fan. Tiled flooring can be found underfoot with space for a dishwasher and fridge, whilst a door leads back into the hall entrance. From the dining room, the garden room opens up extending the living space and enjoying garden views, with fitted carpet underfoot, double glazed windows to side and rear and French doors leading - out creating potential for annexe. A door leads off to a ground floor study, a spacious and versatile room with a light and bright ambience, with a side access door for independent access, fitted carpet underfoot and a further door to the dining room. A porch entrance is off the dining room, sitting next to a utility room or kitchenette with a range of kitchen units, sink and electric hob, with space for general white goods, whilst a door leads off to a ground floor W.C.

A further shower room leads off the main hall entrance with a white three piece suite including a walk-in shower cubicle and tiled splash-backs with attractive wood panelling and fitted carpet. Completing the property is the boot/utility room which offers further kitchen units and storage, with room for general white goods and laundry appliances, with a sink unit, water softener, front and rear access doors with fitted carpet underfoot.

Heading upstairs stairs, the carpeted landing leads off to five bedrooms - all of which feature fitted carpet and uPVC double glazing. The ensuite bedroom enjoys dual aspect views to front and rear, along with a private ensuite shower room complete with a corner shower cubicle and electric shower, with attractive wood panelling, and built-in airing cupboard. The remaining bedrooms are served by the family bathroom - with a three piece suite including a mixer shower over the bath, with glazed shower screen, tiled splash backs and fitted carpet.

FIND US

Postcode : NR13 4LL

What3Words : ///mountains.snares.feast

VIRTUAL TOUR

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

AGENTS NOTES

The A47 dualling works are visible across the rear fields. The property uses oil fired central heating, with the tank accessed via a filler pipe to the front. The loft is partially boarded and includes a loft ladder. Drainage is via a septic tank.



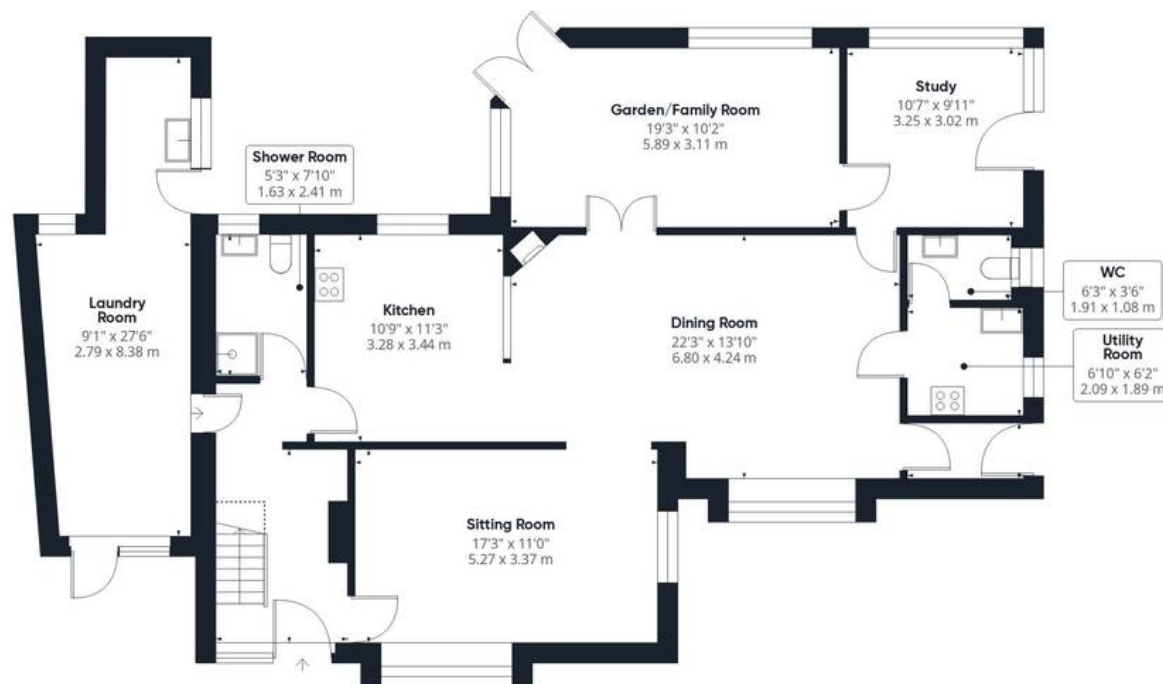




THE GREAT OUTDOORS

With a split level design, the garden includes a patio seating area which extends from the conservatory, with steps to a raised lawned garden - enclosed with mature hedging and a range of specimen and fruit trees. Planted borders run around the grass area with a raised patio to one corner and outside water supply, whilst a pathway takes you to a secret garden which includes a useful Nissen hut for storage and timber built shed.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2115 ft²

196.5 m²

Reduced headroom

5 ft²

0.5 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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