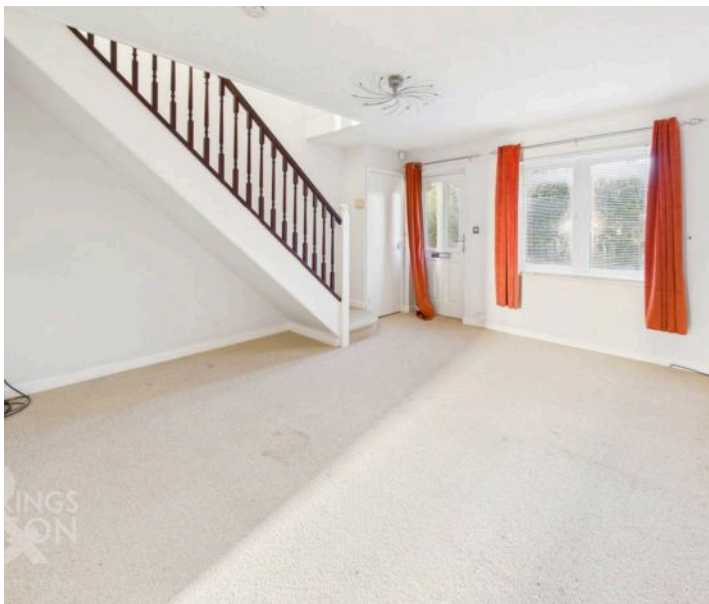
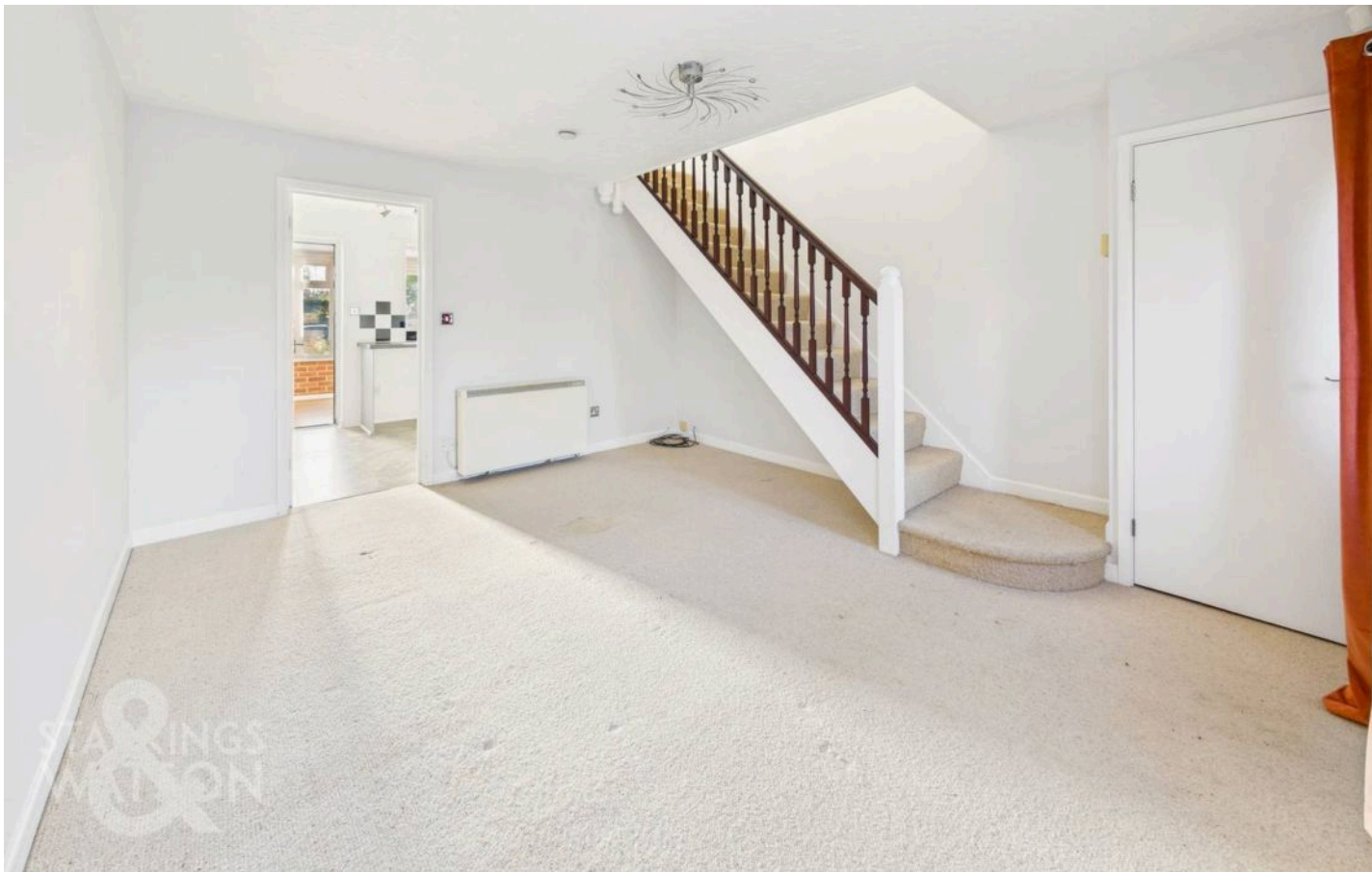




Braydeston Drive, Blofield - NR13 4NQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Braydeston Drive

Blofield, Norwich

NO CHAIN. This EXTENDED semi-detached HOME presents an EXCELLENT OPPORTUNITY for buyers seeking versatile living in a sought-after location. The property features a spacious 14' SITTING ROOM, ideal for relaxing or entertaining, which flows seamlessly into the 12' KITCHEN/BREAKFAST ROOM - providing ample space for dining and meal preparation, with modern fittings and generous storage. A bright 10' CONSERVATORY overlooks the garden and includes FRENCH DOORS leading out. Upstairs, there are TWO WELL-PROPORTIONED BEDROOMS, each offering comfortable accommodation and plenty of natural light. The FAMILY BATHROOM is fitted with a SHOWER, combining practicality with contemporary style. Additional benefits include DOUBLE DRIVEWAY parking at the rear of the property, as well as a useful storage shed. The SOUTH FACING rear GARDEN, is mainly laid to lawn and bordered by a variety of mature plants and shrubs. The garden is enclosed by timber panel fencing, ensuring a sense of privacy and security, while gated access leads conveniently to the parking area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Extended Semi-Detached Home
- 14' Sitting Room & 10' Conservatory
- 12' Kitchen/Breakfast Room
- Two Bedrooms
- Family Bathroom with Shower
- South Facing Gardens
- Double Driveway Parking & Storage Shed

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

A gated entrance and mature hedging screen the property from the road which is approached via a brick-weave footpath and adjacent lawned gardens - enclosed with timber panel fencing and brick walling. The front garden remains private with gated access leading to the rear garden.



THE GRAND TOUR

Once inside, the main living space greets you with the main sitting room including stairs to the first floor landing with storage space below, front facing uPVC double glazed window and useful built-in storage cupboard. A door takes you to the adjacent kitchen which offers a range of wall and base level units with integrated cooking appliances including an inset electric hob and built-in electric oven, with space for a fridge freezer and washing machine. A breakfast bar sits to one side with a further door taking you to the conservatory, extending the living space and including windows to side and rear. French doors lead out to the garden, with wood effect flooring underfoot.

The carpeted landing rises from the sitting room with a useful built-in airing cupboard and loft access hatch above. Doors lead off to the two carpeted bedrooms - both finished with uPVC double glazing and including built-in wardrobe storage. Completing the property is the family bathroom with a white three piece suite including storage under the hand wash basin and shower over the bath with tiled splash-backs and flooring.

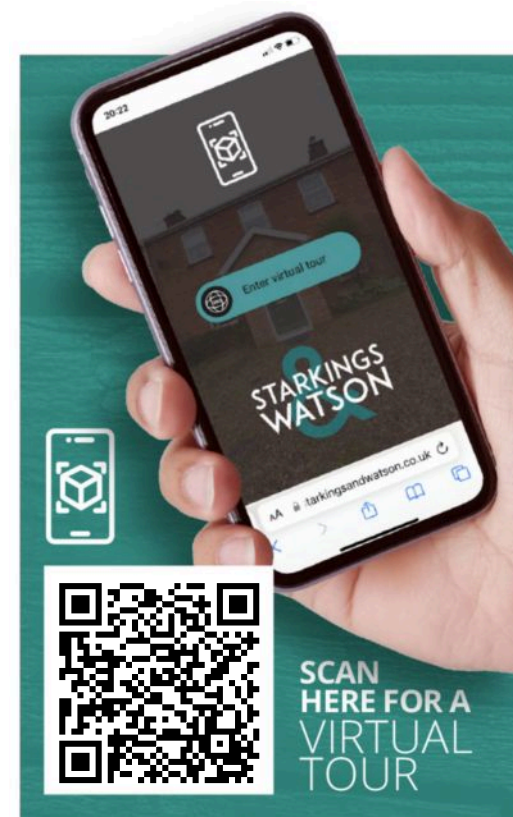
FIND US

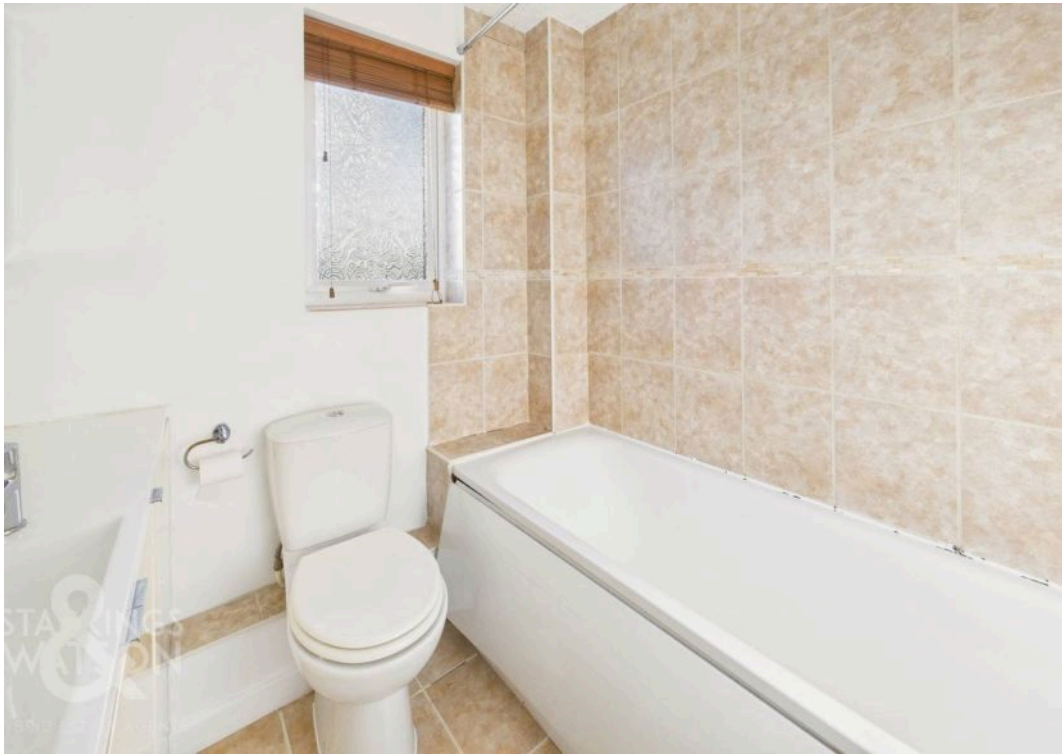
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What3Words : [///loopholes.player.collapsed](https://www.what3words.com/loopholes.player.collapsed)

VIRTUAL TOUR

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



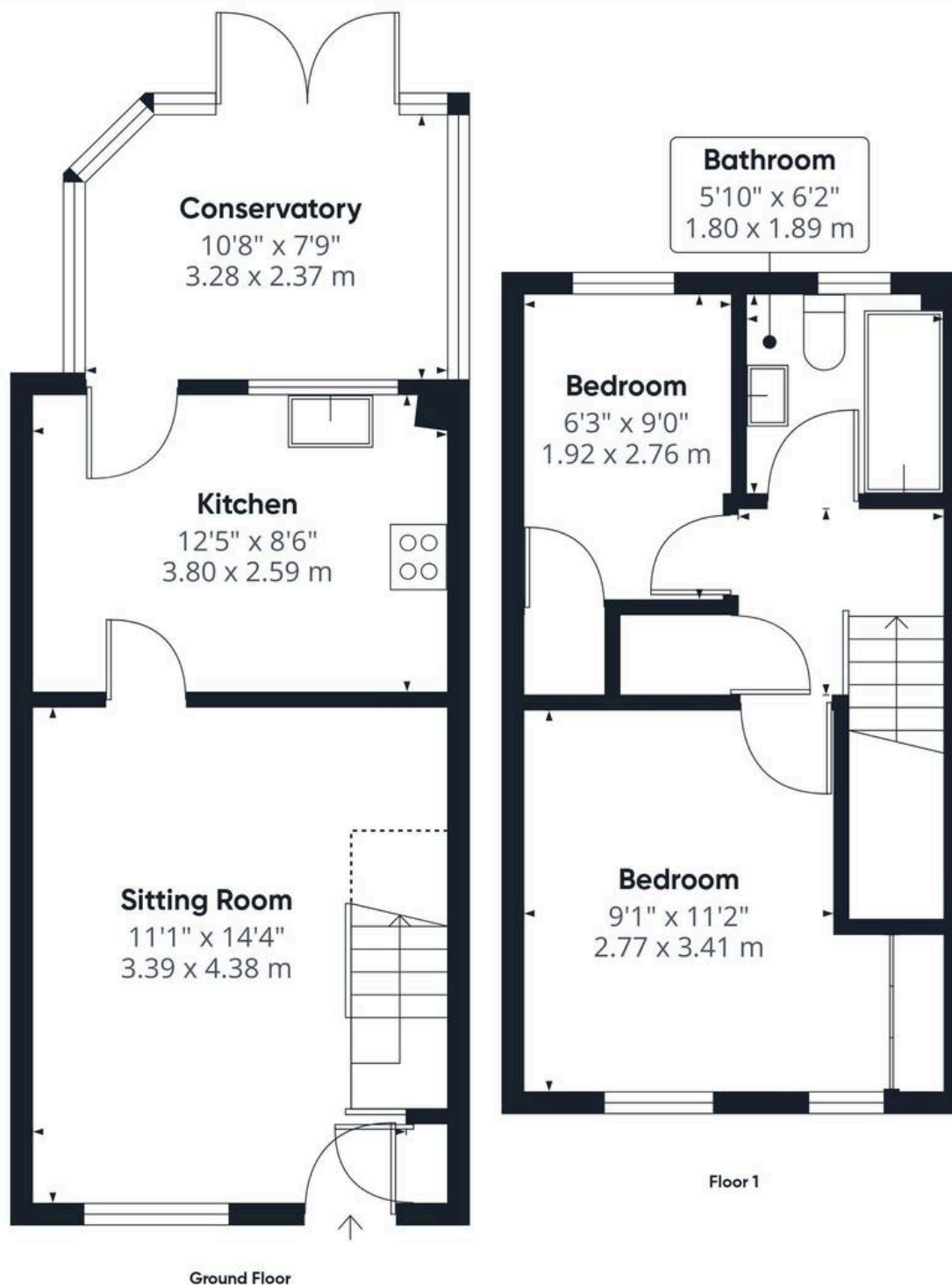




THE GREAT OUTDOORS

The rear garden enjoys a south facing aspect, being mainly laid to lawn and including a range of mature planted borders to both sides of the garden. Enclosed with timber panel fencing, gated access leads to the parking area whilst to the side of the property a brick-weave pathway and storage area includes a timber built pergola. The parking area includes brick-weave parking for two vehicles along with a further timber built storage shed.





Approximate total area⁽¹⁾

634 ft²

58.7 m²

Reduced headroom

14 ft²

1.3 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.