



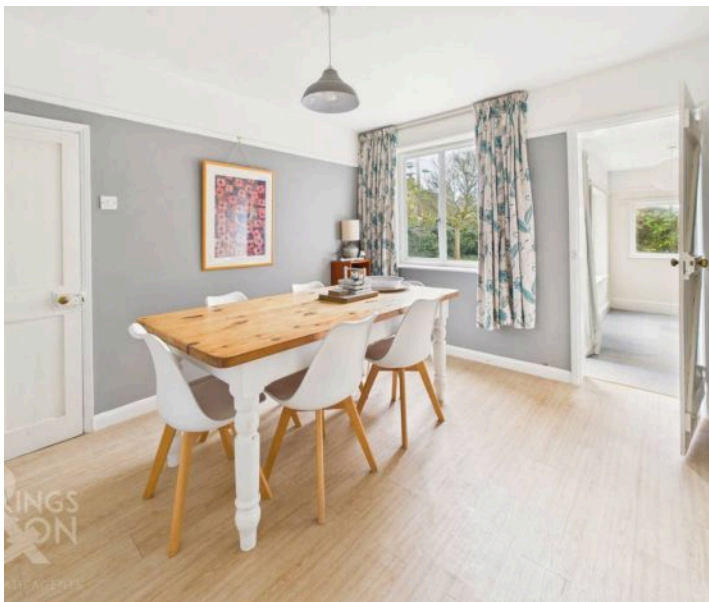
Blofield Corner Road, Blofield - NR13 4SA



Blofield Corner Road

Blofield, Norwich

This IMPRESSIVE detached CHARACTER HOME presents a rare PROJECT and opportunity to acquire a SUBSTANTIAL FAMILY residence with a wealth of versatile accommodation and outbuildings. Set within a generous 0.21 ACRE PLOT (stms), the property extends to approximately 1730 Sq. ft (stms) and features FOUR FLEXIBLE RECEPTION ROOMS - each benefitting from LIGHT and BRIGHT ASPECTS that create an inviting atmosphere throughout. The well-appointed KITCHEN is complemented by a walk-in PANTRY and a separate UTILITY ROOM, providing ample storage and practical workspace. Upstairs, FOUR BEDROOMS are arranged to suit family life, with two bedrooms enjoying private EN SUITE facilities, in addition to a family bathroom and ground floor SHOWER ROOM. A useful LOFT STORAGE ROOM offers further flexibility, ideal for hobbies or seasonal items. This charming residence seamlessly blends PERIOD FEATURES with SPACIOUS ROOMS, offering a unique canvas for personalisation. The outdoor space truly enhances this home, providing a PRIVATE SANCTUARY for relaxation, play and entertaining.



The extensive rear gardens wrap around two sides of the property, featuring expansive lawns, mature hedging and a patio seating area. To the side of the house, a CAR PORT provides convenient covered parking or storage, complemented by a brick-built shed for tools and equipment.

An adjacent GARAGE with double doors to the front offers further secure parking or workshop space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Four Bedrooms
- Detached Character Home with Outbuildings
- Approx. 0.21 Acre Plot (stms)
- Approx. 1730 Sq. ft (stms) of Accommodation
- Four Versatile Reception Rooms with Light & Bright Aspects
- Kitchen with Walk-in Pantry & Utility Room
- Four Bedrooms, Two En Suites & Family Bathroom
- Loft Storage room

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

Approached from a shingle driveway, off road parking can be found for several vehicles with an abundance of mature planting within brick built flowerbeds and borders, with access leading to the main property and various outbuildings.

THE GRAND TOUR

Heading inside, the hall entrance offers tiled flooring underfoot for ease of maintenance, with ample space to meet and greet guests, with the floor standing central heating boiler and stairs rising to the first floor landing. Doors lead off to the reception space, whilst the kitchen sits to your right hand side as you enter - with a fitted range of wall and base level units. The kitchen offers space for a range style electric cooker along with general white goods including a dishwasher and washing machine. A walk-in pantry cupboard offers shelved storage with the utility room leading off with further space for general white goods including a fridge freezer, whilst a door takes you to the adjacent carport. From the hall entrance the dining room leads off with garden views to the rear and wood effect flooring underfoot, with a door to the formal sitting room and family room, along with a useful ground floor shower room - with a two piece suite. A walk-in shower cubicle is finished with tiled splash-backs, with storage under the hand wash basin and a further door taking you to a useful W.C. The family room sits to the rear of the property with dual aspect views to side and rear, built-in storage cupboard space and a door leading out to the garden.

The formal sitting room leads off from the dining room with a feature open fireplace and further dual aspect views via the front facing window and French doors which lead out to the rear patio. An inner hallway includes storage under the stairs along with the ground floor bedroom or study also enjoying dual aspect views.

Heading upstairs the carpeted landing includes a loft access hatch with doors leading to four bedrooms and the family bathroom. The first of the bedrooms offers dual aspect views with a feature fireplace, and useful loft storage room. The adjacent bedroom also enjoys dual aspect views, fitted carpet and a picture rail. The smaller of the bedrooms in the original house includes built-in storage and dual aspect views with an ensuite cloakroom and tiled splash-backs. The main family bathroom offers a three piece suite with tiled splash-backs and potential to install a shower, whilst a useful large built-in double airing cupboard offers storage. The main bedroom sits to the rear of the property in the newer part of the building with dual aspect views via three side three windows with a door leading off to a private ensuite W.C. Huge potential exists to re-model this room to include a shower, whilst at present a large built-in storage cupboard can be found to one side.

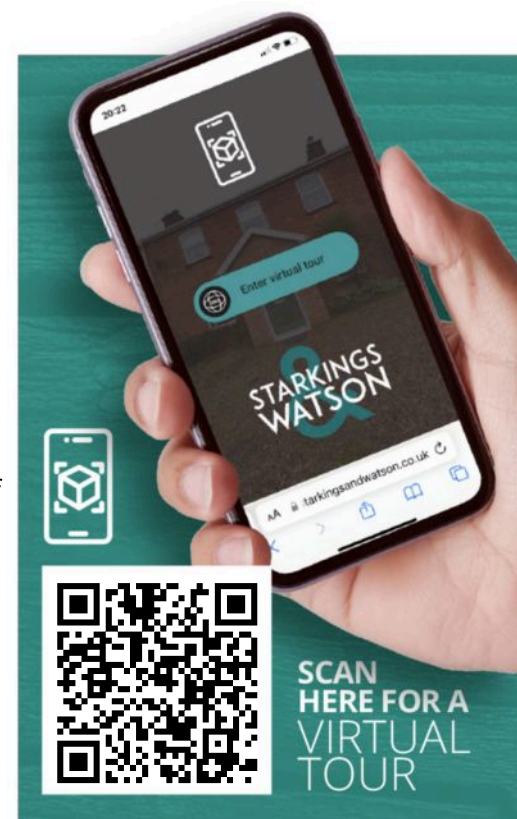
FIND US

Postcode : NR13 4SA

What3Words : ///courier.bloom.camp

VIRTUAL TOUR

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







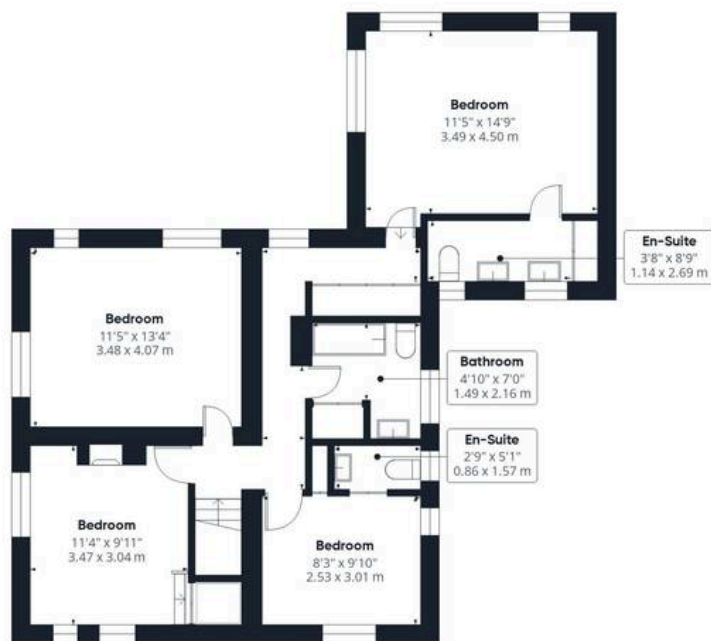
THE GREAT OUTDOORS

Occupying a 0.21 acre plot (stms), the main rear gardens wrap around to two sides of the property, with large lawned expanses, mature hedging and a patio seating area. With an abundance of planting, trees and shrubbery, huge potential exists to further landscape the space, which leads out to a point at the far end of the garden with a brick walled side boundary. At the far end of the garden there is an Ideal vegetable plot and greenhouse, with potential for further parking which was once another driveway. To the side of the property a carport offers covered storage or parking, with a brick built shed. The adjacent garage includes double doors to front.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

1863 ft²

173.1 m²

Reduced headroom

82 ft²

7.6 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



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.