



Yarmouth Road, Blofield - NR13 4LQ



Yarmouth Road

Blofield, Norwich

This stunning DETACHED HOME was BUILT for those WHO LOVE TO ENTERTAIN. With FOUR RECEPTION SPACES, the property offers the perfect blend of comfort, convenience, and style. Boasting a generous PLOT of approximately 0.55 ACRES (stms), this residence occupies a PRIME POSITION with VILLAGE AMENITIES close by. Spanning approximately 2427 sq. ft (stms) the layout is designed to impress even the most discerning guests. The spacious 22' SITTING ROOM flows seamlessly into the adjacent 19' CONSERVATORY with UNDERFLOOR HEATING, creating a light-filled space ideal for relaxation and social gatherings. The heart of the home is the impressive 21' OPEN PLAN KITCHEN/DINING ROOM, complete with a CENTRAL ISLAND and high-end finishes. Additionally, the 26' FAMILY ROOM features a VAULTED CEILING and TWIN SETS of FRENCH DOORS, adding a touch of grandeur to the property's interior. Convenience is key with a UTILITY ROOM adjacent to the kitchen, a ground floor STUDY for remote work, and a SHOWER ROOM for added functionality. Upstairs, FOUR well-appointed BEDROOMS await, along with an en suite W.C and family bathroom for added comfort. The property also offers an INTEGRAL DOUBLE GARAGE with conversion potential (stp), providing ample space for vehicles or storage.



The expansive outdoor space beckons residents to enjoy the fresh air in style, whether it's hosting outdoor gatherings, relaxing in the sunshine, or simply taking in the tranquil surroundings.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Home Close to A47 & Village Amenities
- Approx. 0.55 Acre Plot (stms)
- Approx. 2427 Sq. ft of Accommodation (stms)
- 22' Sitting Room & Adjacent 19' Conservatory
- 21' Open Plan Kitchen/Dining Room with Central Island
- 26' Family Room with Vaulted Ceiling
- Four First Floor Bedrooms & Family Bathroom
- Integral Double Garage with Conversion Potential (stp)

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

Screened from the road behind high level hedging, a brick-weave driveway offers off road parking and turning space, with access leading to the main property, and integral double garage. A low level picket fence and gated access leads to the front gardens, which wrap around to the side of the property.

THE GRAND TOUR

Once inside, the hall entrance is finished with wood effect flooring creating the ideal meet and greet space within the hall, while stairs rise to the first floor landing and doors lead off to the main living space and kitchen accommodation. To your left hand side, the formal sitting room can be found with dual aspect views and two windows facing to front offering excellent south facing natural light. The feature open fireplace sits within a brick built surround, with an opening taking you to the dining room and double doors to the conservatory adjacent. The conservatory offers triple aspect views with French doors leading through to the garden, whilst tiled flooring with under floor heating flows underfoot for ease of maintenance. The kitchen accommodation is fully open plan with a central island and breakfast bar, offering contrasting work surfaces and a range style cooker with tiled splash-backs and an extractor fan. Wood effect flooring flows underfoot, with dual aspect views to the side and rear, and integrated appliances including a dishwasher and an American style fridge freezer. A further door takes you back to the hall entrance, whilst the utility room leads off, finished with a matching range of units with space for laundry appliances along with a large built-in double airing cupboard, heated towel rail and door taking you to the rear garden. From the hall entrance the study leads off creating a flexible home working space or ground floor bedroom, with continued wood effect flooring underfoot and front facing window. A ground floor shower room is finished with a white three piece suite including a wall mounted hand wash basin and walk-in shower cubicle with tiled splash-backs, tiled flooring and heated towel rail. Completing the ground floor is the family room which provides a large open reception space with a vaulted ceiling including exposed timber beams and recessed spotlighting. Twin sets of French doors open up to the patio with wood effect flooring flowing underfoot.

To the upstairs, the carpeted landing includes a loft access hatch with doors taking you to the four bedrooms. The main bedroom includes dual aspect views and a built-in wardrobe, with an en-suite W.C with useful built-in storage under the hand wash basin. The remaining bedrooms all include dual aspect views and built-in wardrobes whilst being served by the family bathroom which offers a three piece suite with an electric shower and glazed shower screen over the bath, with tiled splash-backs and tiled effect flooring.

FIND US

Postcode : NR13 4LQ

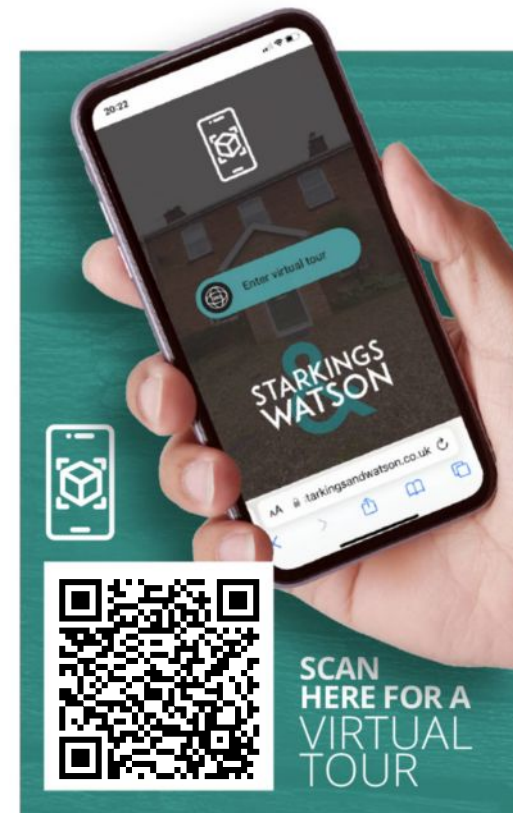
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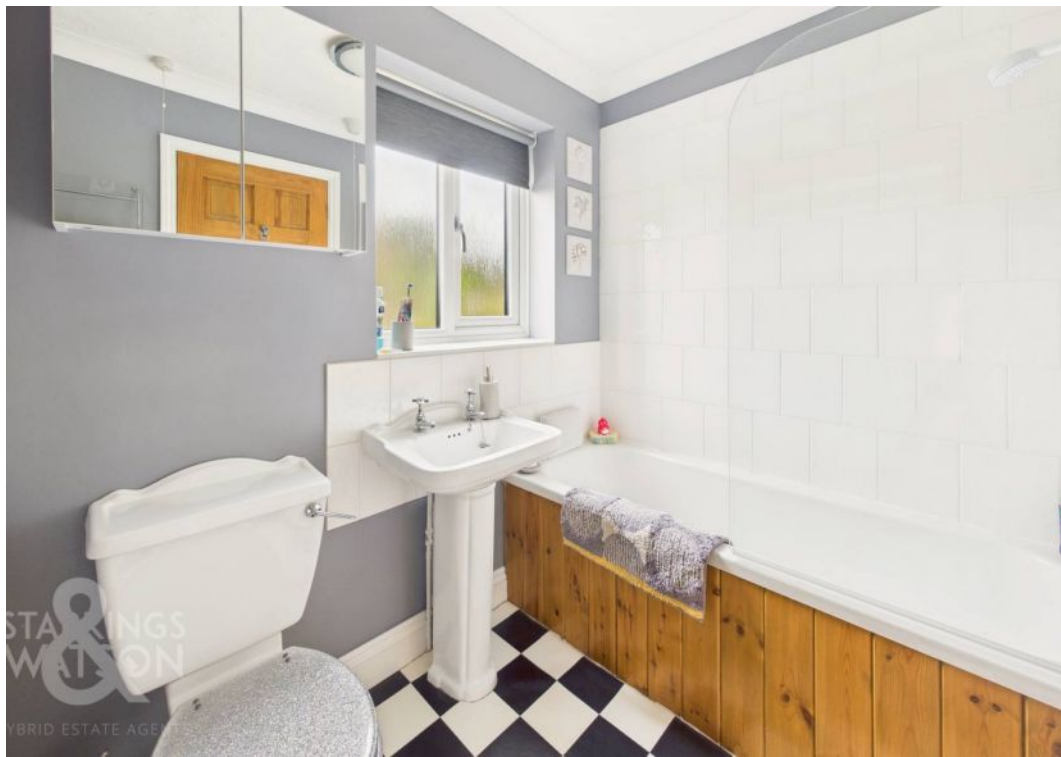
VIRTUAL TOUR

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

AGENTS NOTES

As part of the A47 dual carriageway works, acoustic fencing is being installed on the rear boundary. This is a huge advantage, with the vendors having enjoyed the gardens for many years without this in place. Planning permission has been approved for an extension on the 2nd floor that goes over the full length of the garage which would create an addition bedroom/shower room and Dressing Room - they also have Planning permission for a separate garage in the corner of the garden where the magnolia tree is.



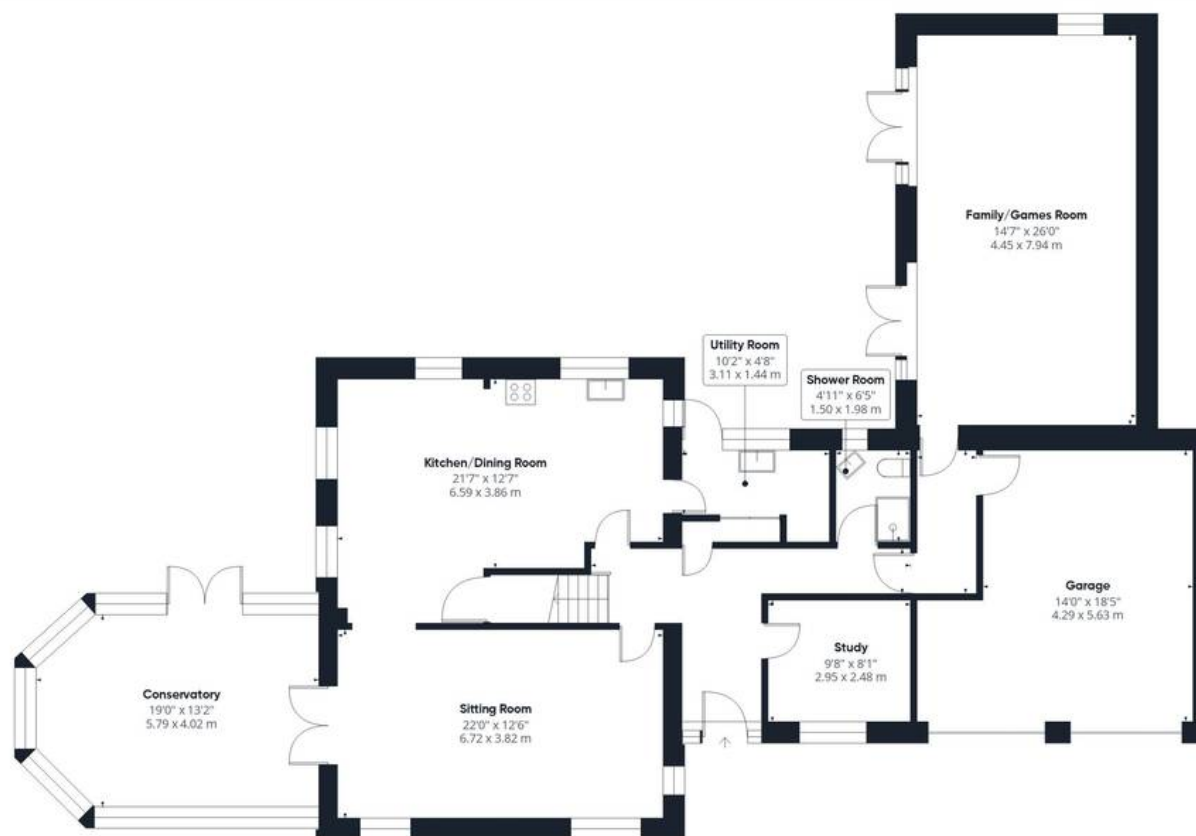




THE GREAT OUTDOORS

Occupying a 0.55 acre plot (stms), the rear gardens offer a tree lined rear aspect with enclosed timber fence boundaries to the two sides. The large sweeping patio seating area extends from the kitchen and family room, with ample space for outside dining furniture. The stepped patio offers low level brick walling and block paving to create an interesting design, whilst the main garden is laid to lawn and includes a variety of shrubbery, trees and hedging. Vehicular gated access can be found to the side of the garden, whilst a wooded area can be found to the far end boundary. The integral double garage offers twin up and over doors to front, with space for one vehicle, whilst storage space can be found above, with power and lighting installed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2427 ft²

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