

# property details **approval form**

8 Shreeve Road, Blofield, Norwich, Norfolk, England, NR13 4JP

**Date:** 30 August 2023

**Property Ref and Version:** NOR139370 - 0002

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 5 Bank Plain, NORWICH, Norfolk, NR2 4SF

**T** 01603 760044 **E** norwich@williamhbrown.co.uk

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## >> **price**

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offers in excess of £475,000

Tenure: Freehold

## >> **key features**

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- > 4/5 Bedroom Detached House
- > Perfect Family Home
- > Immaculately Presented Throughout
- > Cloakroom, Bathroom And Two Ensuites
- > Enclosed South Facing Garden
- > Double Garage And Off Road Parking
- > EPC Rating: B

## >> **short description**

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This immaculately presented FOUR/FIVE BEDROOM DETACHED HOUSE is situated in the popular village of Blofield just to the East of Norwich city centre and would make a fantastic family home. \*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS STUNNING FAMILY HOME!\*

## >> **long description**

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This immaculately presented FOUR/FIVE BEDROOM DETACHED HOUSE is situated in the popular village of Blofield just to the East of Norwich city centre. The property would make a fantastic family home and benefits from a cloakroom; bathroom & two ensuites, a double garage, off road parking and has a lovely enclosed South facing garden.

Accommodation comprises of entrance hall, study/bedroom 5, cloakroom, lounge, dining room, kitchen and utility room to the ground floor. Upstairs there is bedroom 1 & 2 both with ensuites, two further bedrooms and family bathroom. To the front of the property is a path to the front door with a shingled area with flower pots. To the side is a lawned area with shrubs. To the rear is a double garage measuring 19ft 11in x 19ft 08in with off road parking for approximately two vehicles and an enclosed South facing garden mainly laid to lawn with a large patio area, raised flower beds and door into the garage. \*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS STUNNING FAMILY HOME!\*

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## >> room description

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### **Entrance Hall**

Double glazed door to the front aspect, storage cupboard and tiled flooring.

### **Cloakroom**

Wash hand basin, W/C, radiator, tiled flooring and double glazed window to the front aspect.

### **Study / Bedroom 5**

11' 4" x 8' 1" ( 3.45m x 2.46m )

Double glazed window to the side aspect, radiator and karndean flooring.

### **Lounge**

18' 6" x 11' 6" ( 5.64m x 3.51m )

Double glazed French doors to the garden, double glazed window to the front aspect, TV point, phone point, radiator and karndean flooring.

### **Dining Room**

11' 6" x 10' 3" ( 3.51m x 3.12m )

Carpeted flooring, double glazed window to the front aspect and radiator.

### **Kitchen**

19' 8" x 12' 1" ( 5.99m x 3.68m )

Two double glazed windows to the side aspect, electric oven, gas hob, extractor fan, double glazed French doors to the garden, stainless steel 1 1/2 size bowl sink, breakfast bar, integrated dishwasher & fridge/freezer and wall & base units with work surfaces over.

### **Utility Room**

7' 6" x 5' ( 2.29m x 1.52m )

Plumbing for a washing machine & tumble dryer, tiled flooring, boiler and door to the garden.

### **Landing**

Storage cupboard, airing cupboard and carpeted flooring.

### **Bedroom 1**

17' 6" max x 12' 3" ( 5.33m max x 3.73m )

Two double glazed windows to the rear aspect, TV point, phone point, three built in double wardrobes and carpeted flooring.

### **Ensuite**

Double glazed window to the side aspect, wash hand basin, W/C, shower cubicle and extractor fan.

### **Bedroom 2**

14' x 11' 8" ( 4.27m x 3.56m )

Double glazed window to the front aspect, radiator, TV point, phone point and carpeted flooring.

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### **Ensuite**

Double glazed window to the rear aspect, radiator, wash hand basin, W/C, shower cubicle and extractor fan.

### **Bedroom 3**

11' 8" x 10' 4" ( 3.56m x 3.15m )

Double glazed window to the front aspect, radiator, built in wardrobe, carpeted flooring and loft access.

### **Bedroom 4**

11' 8" x 6' 7" Wardrobe to wardrobe ( 3.56m x 2.01m Wardrobe to wardrobe )

Double glazed window to the side aspect, built in wardrobes, carpeted flooring and radiator.

### **Bathroom**

Double glazed window to the front aspect, bath with mixer tap, wash hand basin, W/C, vinyl flooring, radiator and extractor fan.

### **Exterior**

To the front of the property is a path to the front door with a shingled area and flower pots. To the side is a lawned area with shrubs. To the rear is a fully enclosed South facing garden mainly laid to lawn with a large patio area, raised flower beds and door into the garage. There is also a double garage with an electric door measuring 19ft 11in x 19ft 08in with off road parking.

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## >> property images



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## >> **property images**



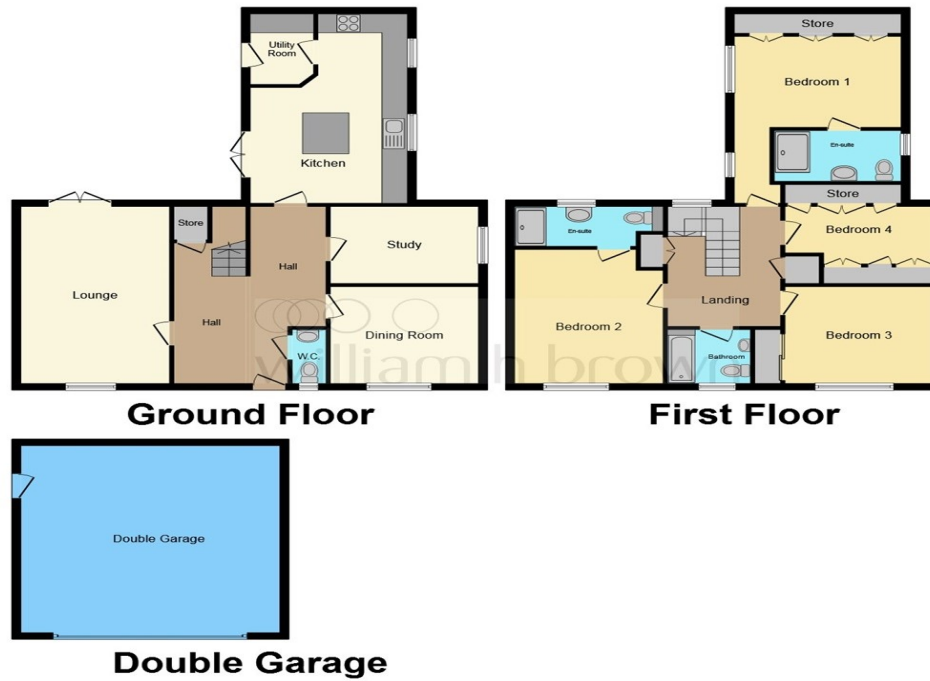
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## >> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## >> approval

	Signature	Date
Tristan Stoneman		
Mr & Mrs S. Wells		

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