



Yarmouth Road, Blofield, Norwich, NR13 4LG

welcome to

Yarmouth Road, Blofield Norwich

AN ELEGANT & IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME located in a very desirable non estate location. Blofield benefits from a fantastic array of village shops with great local schooling and more importantly great access to open countryside. *Viewings are highly recommended!*



Entrance Porch
Entrance Hall
Wet Room/ Cloakroom

Open wet room style shower, wash hand basin and wc.

Living Room

20' 7" x 11' 5" (6.27m x 3.48m)

Inset feature fireplace, double aspect UPVC window to front aspect & UPVC French doors to south facing rear garden and immaculate smooth plastered ceilings.

Kitchen/ Dining Room

25' 6" x 11' 4" (7.77m x 3.45m)

Impressive fitted range of eye & base level kitchen units, built in gas hob with griddle, double stainless steel oven, space for USA style fridge/ freezer, inset one & half bowl stainless steel sink unit, built in dishwasher, granite work surfaces with upstands, waste disposal unit, windows to front & rear and smooth ceilings.

Utility Room

8' 9" x 5' 1" (2.67m x 1.55m)

Wall & base units, plumbing for washing machine, stainless steel sink unit and gas fired boiler.

Garden Room

15' 4" x 11' 4" (4.67m x 3.45m)

Tiled flooring, UPVC windows overlooking the rear garden and French doors.

First Floor Landing

Airing cupboard.

Bedroom One/ Dressing Room

20' 8" x 11' 7" (6.30m x 3.53m)

Double aspect with dividing arch, UPVC window to front & rear aspect, triple built in wardrobes and door to ensuite:-

Ensuite

Body jet style corner shower cubicle, wash hand basin, wc and chrome ladder radiator.

Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m)

UPVC window to rear aspect, radiator and double built in wardrobe.

Bedroom Three

10' 1" x 9' 4" (3.07m x 2.84m)

UPVC window to front aspect and radiator.

Bedroom Four

10' 3" x 6' 9" (3.12m x 2.06m)

UPVC window to front aspect and radiator.

Bathroom

Paneled bath with mains fed shower over, wash hand basin, wc, chrome ladder radiator and tiled splashbacks.

Exterior

The property has an impressive detached double garage with twin up & over doors. There is also an impressive open driveway, set in brickweave screened from road by mature hedging & fencing.

There is a stunning, highly secluded rear garden, south facing, mainly laid to lawn with large patio, power and mature shrub beds & trees.



view this property online williamhbrown.co.uk/Property/NOR139723



welcome to

Yarmouth Road, Blofield Norwich

- Truly immaculate four bedroom detached family home
- Sought after non-estate location
- Just off the centre of a desirable east city village
- South facing garden
- Detached double garaging

Tenure: Freehold EPC Rating: D

£575,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR139723



Property Ref:
NOR139723 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk