

FREEHOLD



House - Detached

1 CUTTONS CORNER, BLOFIELD, NR13 4PU

Best And Final Offers

£350,000

FEATURES

- No Onward Chain
- Beautifully Presented Throughout
- Private Rear Gardens and Detached Garage
- Idyllic Village Location
- Four Bedroom Detached Family Home
- Sitting Room, Dining Room, Kitchen/Breakfast Room and Utility.
- Additional Parking on the Driveway
- Local Amenities



4 Bedroom House - Detached located in Blofield

Description

£350,000 - £375,000. Light and airy detached family home set in the idyllic village of Hemblington just on the fringe of Blofield Heath East of Norwich City. The property is very well presented throughout and offers flexible accommodation in a tucked away position. The accommodation comprises entrance hall, bedroom with adjoining bathroom, kitchen/breakfast room, utility room, dining room and sitting room on the ground floor. Upstairs are three further double bedrooms. The downstairs bathroom is sectioned into two parts and subject to building regulations could be separated to make a separate W.C. Externally the rear gardens are laid to lawn and private. There is also a detached garage, garden to the front and driveway for additional parking.

Hemblington has its own primary and pre school, a Post Office, restaurant, a social club that runs various events throughout the year and regular public transport links. The village has a nice community feel and the neighbouring villages of Brundall and Blofield offer a wealth of amenities and facilities and are popular for their Marine activity and access to the broads waterways. The A47 Southern Bypass and just recently completed Northern Distributor Road make this even more accessible and with good links to all routes out of Norfolk.



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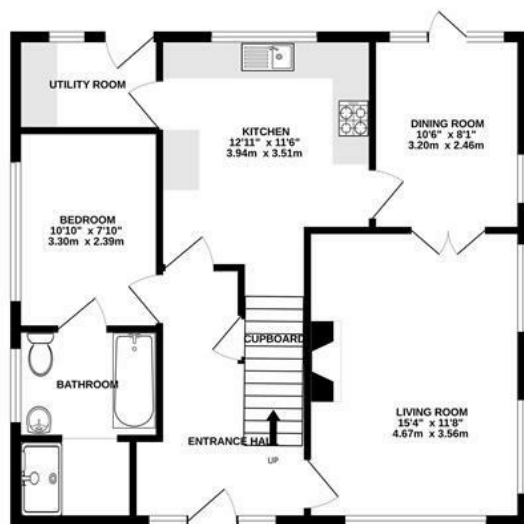


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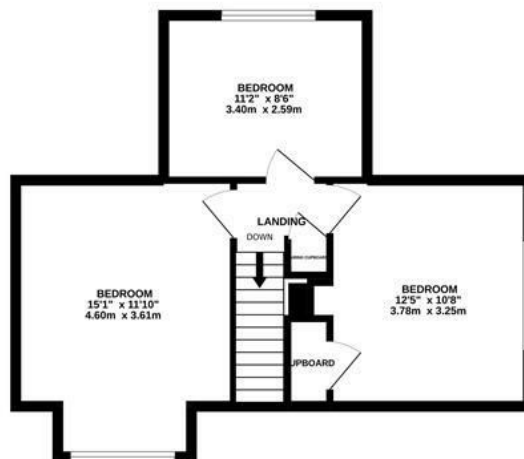


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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.

