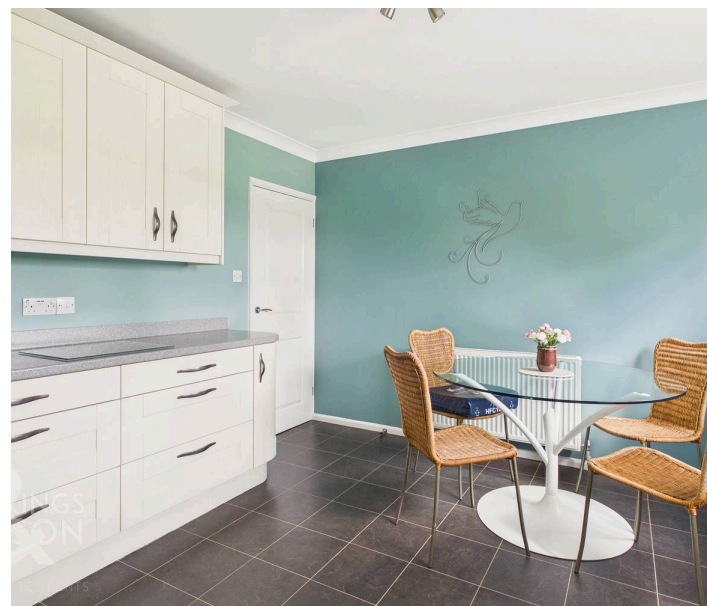




High House Lane, Blofield - NR13 4PR

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## High House Lane

Blofield, Norwich

Proudly positioned on a PRIVATE ROAD and set within a remarkable SOUTH FACING 0.61 ACRE PLOT (stms), this SUBSTANTIAL DETACHED FAMILY HOME offers an enviable blend of space, versatility and eco-conscious living. Boasting approximately 2,359 SQ. FT. (stms) of accommodation with EXTENSION POTENTIAL (stp), this property is perfectly tailored for growing families or those seeking flexible living arrangements. The IMPRESSIVE 22' SITTING ROOM, complete with a charming WOOD BURNER, enjoys DUAL ASPECT VIEWS over the gardens. The adjacent 11' DINING ROOM is currently used as a SNUG, with a dedicated STUDY, ideal for working from home. The 21' KITCHEN/BREAKFAST ROOM offers POTENTIAL to OPEN PLAN into the DINING ROOM, complemented by a separate UTILITY ROOM for added convenience. Energy efficiency is at the forefront with an ARRAY OF SOLAR PANELS, BATTERY STORAGE and an INCOME GENERATING FEED IN TARIFF, ensuring lower running costs and a sustainable lifestyle. With up to SIX BEDROOMS, including a PRINCIPAL BEDROOM with EN SUITE and a well-appointed FAMILY BATHROOM, there is ample space for family

and guests alike, with a RANGE OF BUILT-IN WARDROBES to all bedrooms. THE GREAT OUTDOORS truly comes to life in the EXPANSIVE REAR GARDEN, which enjoys a coveted SOUTH FACING ASPECT. A large, manicured lawn is bordered by mature planting, established shrubbery and a delightful array of trees, including an orchard area towards the rear hedged boundary. French doors from the sitting room open onto a generous patio seating area and a timber pergola, perfect for al fresco dining or relaxing in the sunshine. The INTEGRAL DOUBLE GARAGE offers secure parking and additional storage, housing the solar panel controls and central heating boiler, with direct access to the utility room.

- Substantial Detached Family Home in a Private Road Setting
- South Facing 0.61 Acre Plot (stms)
- Approx. 2359 Sq. ft (stms) of Accommodation with Extension Potential (stp)
- 22' Sitting Room with Wood Burner, 11' Dining Room & Study
- 21' Kitchen/Breakfast Room & Separate Utility Room
- Array of Solar Panels, Battery Storage & Feed In Tariff
- Up to Six Bedrooms, En Suite to the Principal Bedroom & Family Bathroom
- Extensive Gardens with a a Sweeping Patio & Range of Fruit Trees



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

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 along with the village of Blofield offers a wide range of amenities including a village school, local shops, garden centre and an Indian restaurant, and licensed family social club. Blofield Heath is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

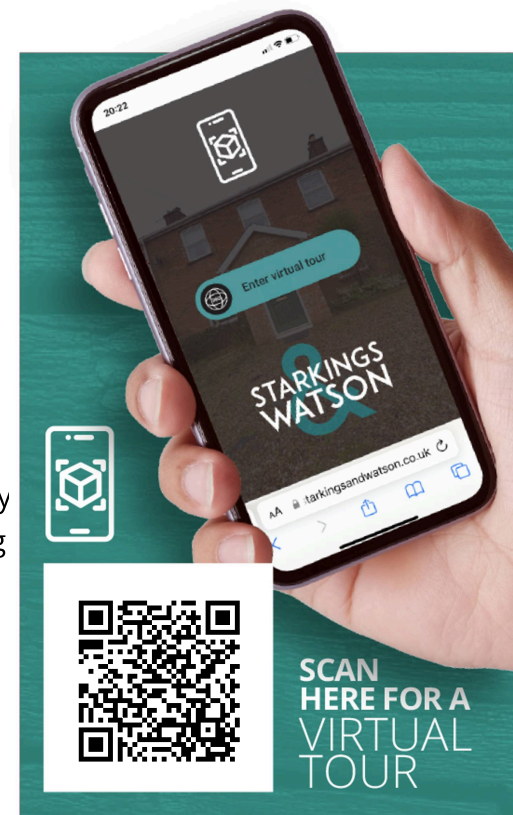
#### SETTING THE SCENE

Occupying a private road position, a sweeping shingle driveway opens up with an adjacent lawned frontage, alongside ample off road parking turning space. The property sits proudly at the end of the driveway with access to the integral double garage, along with access to the gated rear garden. The front garden remains private with a wealth of mature planting and shrubbery, with huge potential to landscape and introduce further parking options.

#### THE GRAND TOUR

Stepping inside, the entrance hall offers the ideal meet and greet space with wood effect flooring underfoot and stairs rising to the first floor landing. Doors lead off to the kitchen and living accommodation, along with the useful ground floor WC - finished with a white two piece suite, built-in storage and heated towel rail. The main sitting room enjoys dual aspect views to front and rear, with French doors opening up to the rear patio and garden. A feature cast iron wood burner creates a focal point to the room with fitted carpet flowing underfoot. The adjacent dining room enjoys garden views and is currently used as a snug style seating area with fitted

carpet underfoot, while sitting adjacent to the kitchen/breakfast room and offering potential to create an open plan flow if required. At present the kitchen offers an extensive range of built-in storage units with twin rear facing windows enjoying garden views, with space for a dining table. Integrated cooking appliances include an inset gas hob with a glass splash-back and extractor fan, alongside twin built-in eye level electric ovens and microwave. Space is provided for a fridge freezer, whilst the dishwasher is integrated. The utility room extends the storage space with a window and door leading out to the rear garden, space for a washing machine, continued tiled effect flooring and door to the integral double garage. Completing the ground floor, the study is a versatile room with fitted carpet underfoot and views across the front garden. Heading upstairs, the carpeted landing includes two built-in storage cupboards and loft access hatch, along with recessed spotlighting. Doors lead off to the six bedrooms, all of which are finished with fitted carpet, uPVC double glazing and a range of built-in wardrobes and storage. The main bedroom enjoys views across the rear facing garden and fields beyond, with built-in storage and a door to a private ensuite shower room. Having been recently updated modernised, the shower includes extensive storage under the hand-wash basin, with a large walk-in double shower cubicle including a thermostatically controlled shower and attractive tiled splash-backs, twin heated towel rails and a further range of built-in storage. Completing the property, the family bathroom offers a four piece suite including a separate bath and shower, with storage under the hand-wash basin, tiled splash-backs and flooring.







## THE GREAT OUTDOORS

Heading outside, the rear garden enjoys a south facing aspect with a large lawned expanse adorned by a range of mature planting, shrubbery and trees. From the rear of the property, French doors in the sitting room open up to a patio seating area along with a timber pergola where a range of low level box style hedging follow the brick-weave pathway. The path winds to the greenhouse and raised planters, with the rear section of the garden left longer to encourage wildlife. Various trees and an orchard area sit toward the rear hedged boundary, giving a hint of the field views beyond. At the far end of the garden a strip of land leads off to the left offering further potential for landscaping or an alternative access. The integral double garage is accessed via twin up and over doors to front with one being electric. A range of built-in storage can be found within the garden, with solar panel controls, wall mounted gas fired central heating boiler and door to the utility room.



## FIND US

Postcode : NR13 4PR

What3Words : ///eaten.inflates.prop

## VIRTUAL TOUR

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



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

2359 ft<sup>2</sup>  
219 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(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**



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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 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.