



Ropes Walk, Blofield - NR13 4JB

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HYBRID ESTATE AGENTS



Ropes Walk

Blofield, Norwich

Situated in a quiet close this SEMI-DETACHED HOME offers large open living spaces with a bright and airy feel throughout. The main living space comes in the form of a large 16' SITTING ROOM which backs onto a conservatory overlooking the rear garden. The adjacent side of the home features a DUAL ASPECT KITCHEN and DINING ROOM which benefits from a recent refit around three years ago giving a multitude of storage with floor space remaining for a formal dining suite also. The first floor landing gives way to THREE BEDROOMS all warmed by a recently UPDATED GAS CENTRAL HEATING system with access coming to a FULLY MODERNISED BATHROOM. Externally, the home boasts a FULLY ENCLOSED rear garden which backs onto OFF ROAD PARKING which sits in front of a BRICK GARAGE.



Council Tax band: C

Tenure: Freehold

- Semi-Detached House
- Set Down A Popular Yet Quiet Close
- Large 16' Sitting Room Backing Onto A Conservatory
- Dual Aspect Kitchen Updated Around 3 Years Ago
- Three Bedrooms
- Fully Modernised Bathroom
- Fully Enclosed Rear Garden
- Driveway & Garage

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 itself offers a wide range of amenities including a village school, local shops, and a public house. Blofield Heath is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.



SETTING THE SCENE

The property is set back from the street where a low maintenance lawn and shrub frontage gives way to the front door with a tiled and pitch dawning above, sat to the right hand side of the home is the driveway complete with access to a detached brick garage where a swinging timber gate leads you directly into the rear garden.

THE GRAND TOUR

Once inside, a central hallway grants direct access to each of the formal living spaces within the home as well as stairs to the first floor. Immediately to your left, a fully updated kitchen offers a wide array of wall and base mounted cabinetry which is complemented by integrated appliances to include a dishwasher with one and a half inset composite sink, fully tiled splashbacks with space and plumbing remaining for further white goods and appliances. Towards the end of the room the flooring opens up to leave space for a formal dining table with a dual facing aspect keeping the room incredibly well lit. On the opposite side of the hallway a large sitting room emerges with all carpeted flooring leaving more than enough room for a potential choice of soft furnishings where a set of glass panel door open into the conservatory space which has been laid with all wooden effect flooring with full uPVC double glazed surround. The space overlooks the rear garden and creates further entertainment or living space.

The first floor landing splits to allow access into each of the three bedrooms as well as a three piece family bathroom suite which has been fully modernized by the current owner with aqua board surround plus rainfall shower head and glass screen mounted over the bath, vanity storage and tall wall mounted towel rail. On this side of the home the first two of the bedrooms can be found each of which overlooking the rear garden.

The slightly larger bedroom is more than capable of hosting a double bed with additional storage solutions while the slightly smaller room just next door makes the perfect home office, single bedroom or nursery for expecting families. The main bedroom is an impressive 16' in length, another room with a dual facing aspect keeping it bright and airy with large open floor space more than capable of hosting a double bed with additional storage solutions and soft furnishings.

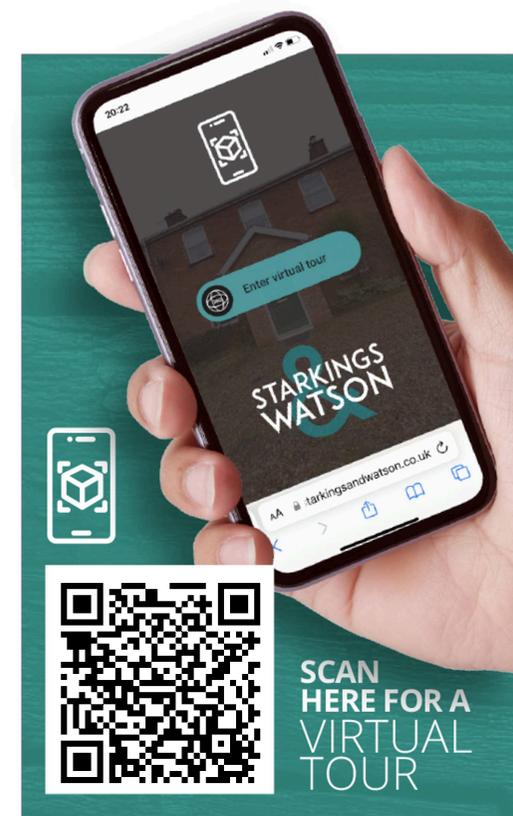
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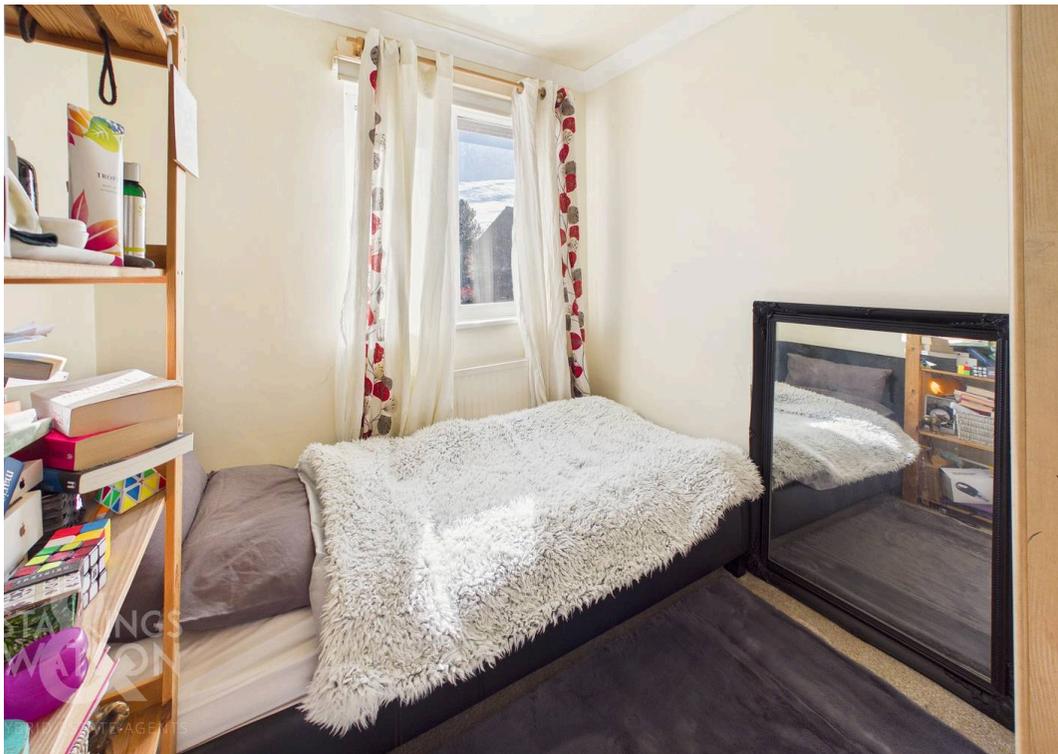
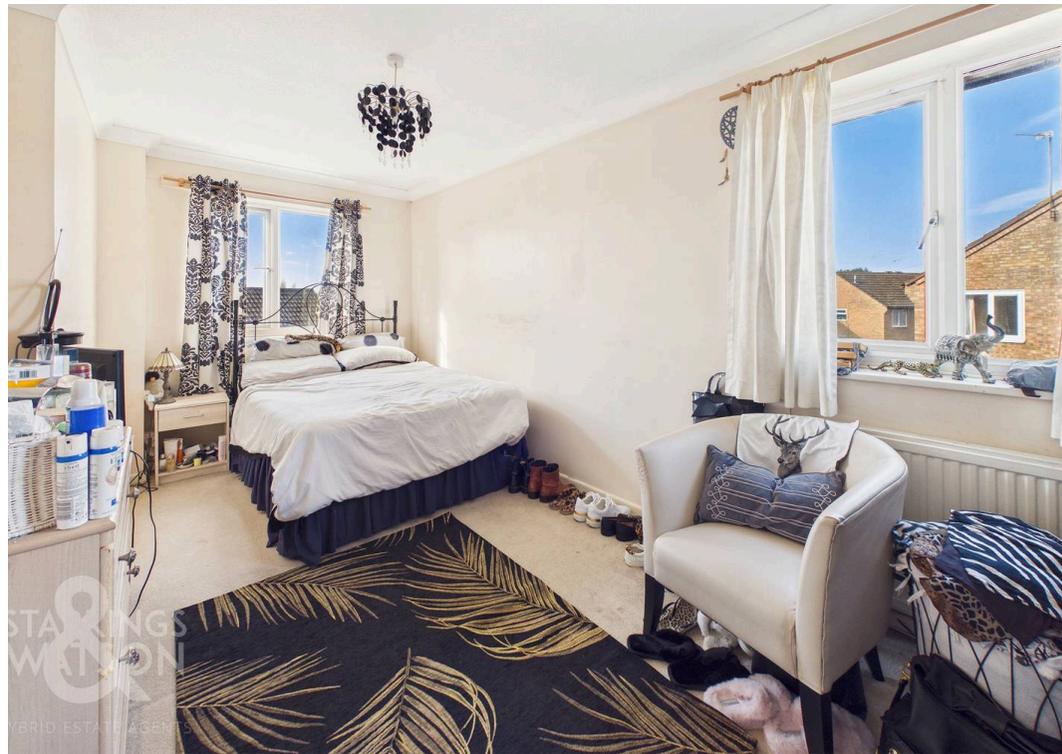
Postcode : NR13 4JB

What3Words : ///changed.clasping.major

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a mixture of timber panel fencing and tall brick wall. The garden is predominantly laid to lawn where a selection of mature shrubbery border the outskirts of the garden adding both colour and vibrancy to the outside space whilst a timber swinging gate opens onto the driveway and garage.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

806 ft²

75 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



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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