



Blofield Corner Road, Blofield Heath - NR13 4RT



## Blofield Corner Road

Blofield Heath, Norwich

This charming SEMI-DETACHED CHARACTER COTTAGE believed to date from 1880' offers over 1100 sq. ft (stms) of beautifully presented accommodation, blending PERIOD FEATURES with modern living. Set within a meticulously landscaped 0.14 ACRE PLOT (stms), the property welcomes you with a traditional façade and a sense of timeless appeal - sitting under a 2012 OVERHAULED ROOF. Internally, TWO INVITING RECEPTION ROOMS each boast wood burning stoves, creating cosy spaces for relaxing or entertaining. The 12' GARDEN ROOM, adorned with EXPOSED TIMBER BEAMS, is flooded with natural light thanks to FRENCH DOORS that open onto the garden and a VELUX WINDOW above, providing a seamless indoor-outdoor connection and perfect for family meals and gatherings. The heart of the home is the 16' BESPOKE KITCHEN with SOLID OAK WOOD WORK SURFACES, thoughtfully designed with ample storage and preparation space. Upstairs, THREE WELL-PROPORTIONED BEDROOMS offer flexible accommodation, complemented by a FIRST FLOOR FAMILY BATHROOM with a shower. A practical GROUND FLOOR W.C. adds further convenience, while the cottage's character is enhanced by quality flooring, double glazed windows, tasteful décor throughout with a 2024 installed gas fired central heating boiler. THE GREAT OUTDOORS truly sets this home apart.



The rear garden has been thoughtfully designed over the years, featuring a variety of seating areas and a generous central lawn ideal for children, pets, or summer entertaining. From the GARDEN ROOM'S FRENCH DOORS, step onto a patio seating area complete with an outside water supply and gated access to the front driveway. A substantial timber SHED/WORKSHOP provides excellent storage or hobby space, whilst the garden is bordered by timber panelled fencing and mature hedging for privacy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- 1880's Semi-Detached Character Cottage
- Over 1100 Sq. ft (stms) of Accommodation
- Beautifully Landscaped 0.14 Acre Plot (stms)
- Two Inviting Reception Rooms with Wood Burners
- 12' Garden Room Adorned with Timber Beams & French Doors to Rear
- 16' Bespoke Kitchen
- Three Bedrooms
- Ground Floor W.C & First Floor Family Bathroom with Shower

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

Approached via a shingle driveway providing off road parking, a well manicured front hedge runs across the front boundary with gated access to the side, and door to the main entrance.

#### THE GRAND TOUR

Once inside, the wooden floor hall entrance offers the ideal meet and greet space, with carpeted stairs rising to the first floor landing, and wood flooring underfoot. Built-in storage can be found under the stairs whilst the ground floor WC is also concealed below. The main sitting room sits to the front of the property benefitting from a feature exposed brick fireplace with a pamment tiled hearth and inset cast iron wood burner, alongside a front facing window and fitted carpet. A further family room or dining space sits to the middle of the property with a feature exposed brick fireplace with a pamment tiled hearth and cast iron wood burner creating a focal point to the room, with a built-in storage cupboard and wood effect tiled flooring underfoot. A side facing window allows for natural light with a further built-in storage cupboard, whilst glazed double doors open up to the garden room and a timber latch and brace door takes you to the kitchen. The kitchen is neatly designed to include a bespoke range of storage units with solid oak wood work-surfaces and space for a freestanding electric cooker with glass splash-back and extractor fan. Space is provided for general white goods including a fridge freezer, washing machine, dishwasher and tumble dryer, with space for a breakfast table or freestanding dresser unit, water softener and tiled flooring underfoot. A glazed door takes you to the adjacent garden room which extends the living space and enjoying exposed timber beams to the ceiling, with a velux window and window facing to the side, and French doors opening up to the rear garden allowing for excellent natural light.

Heading upstairs, the carpeted landing includes a wealth of exposed timber beams with doors leading off to the three bedrooms. The main bedroom sits to the front with fitted carpet underfoot and uPVC double glazing with a high level ceiling. The two rear bedrooms offer a more characterful feel with exposed timber beams, fitted carpet and uPVC double glazing. The family bathroom sits at the front of the property with a three piece suite including a panelled bath with a thermostatically controlled shower and glazed shower screen, tiled splashbacks, wood flooring, and built-in storage cupboard.

FIND US

Postcode : NR13 4RT

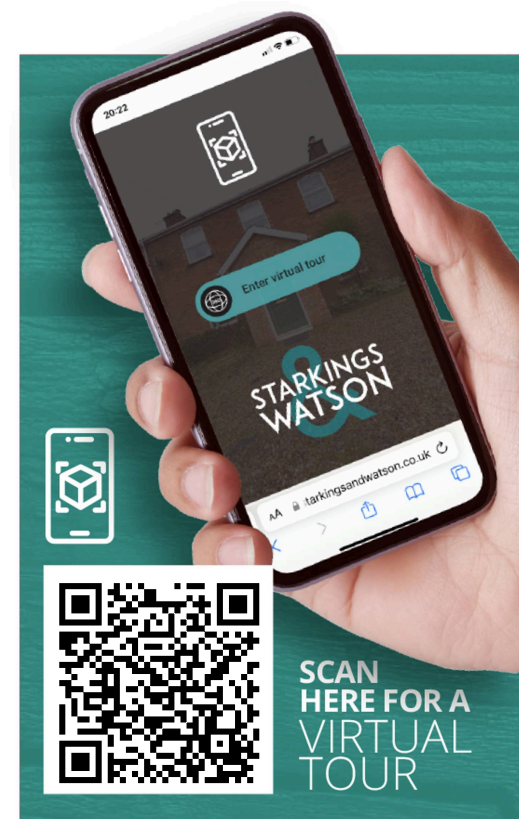
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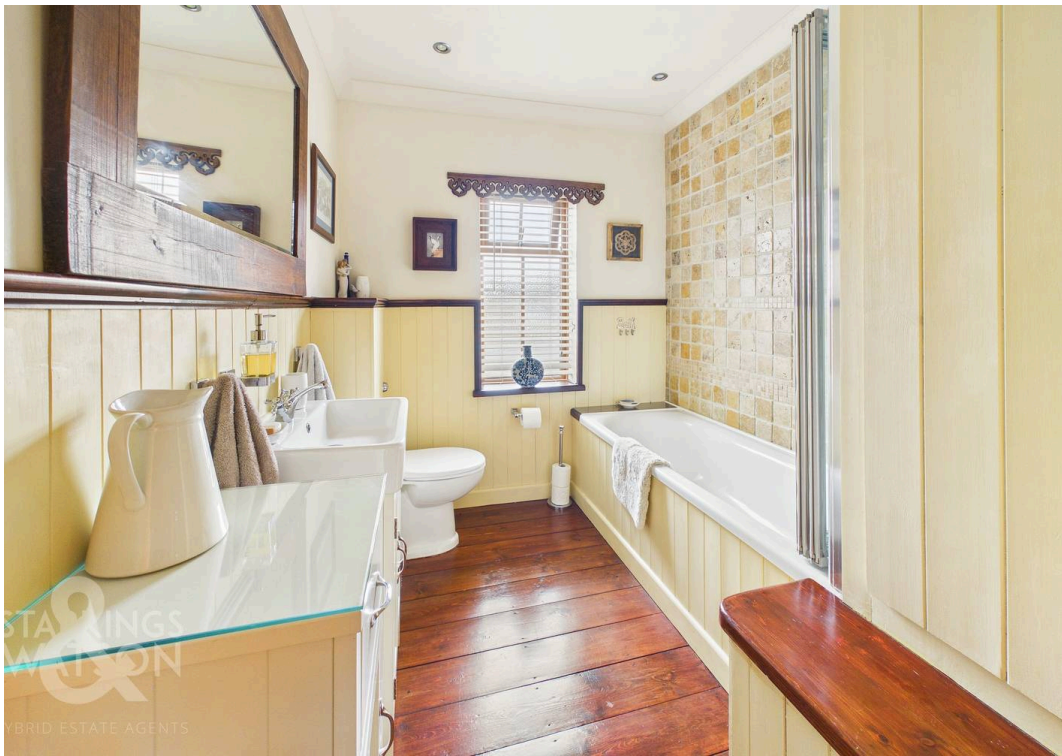
#### VIRTUAL TOUR

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

#### AGENTS NOTES

The property has a flying freehold with the neighbouring cottage. Following extensive rainfall in October 2019, when some areas experienced 69mm of rain, the drains could not cope - surface rain water entered the property at the front. All internal works were completed under insurance along with additional measures to protect the property. Externally, the Highways Department cleared all the pipework on the road of tree roots, which they believed contributed to the overflow. Additional water tanks under the road have also been installed to feed into, should another event happen. No flooding has occurred since these measures have been put in place.

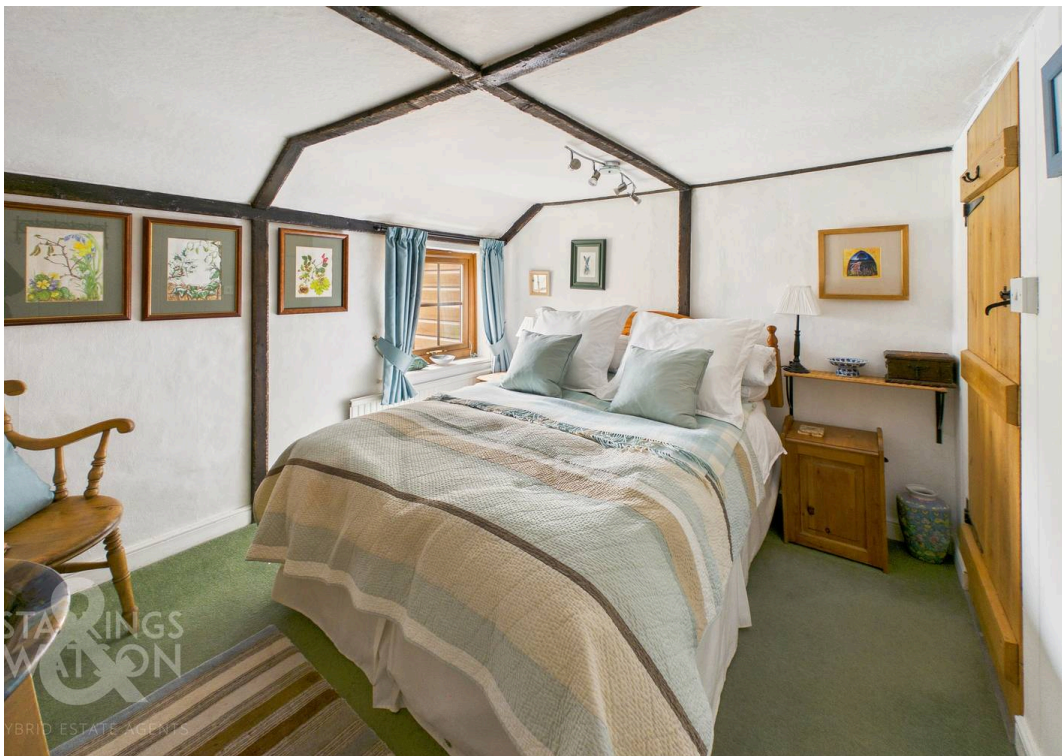




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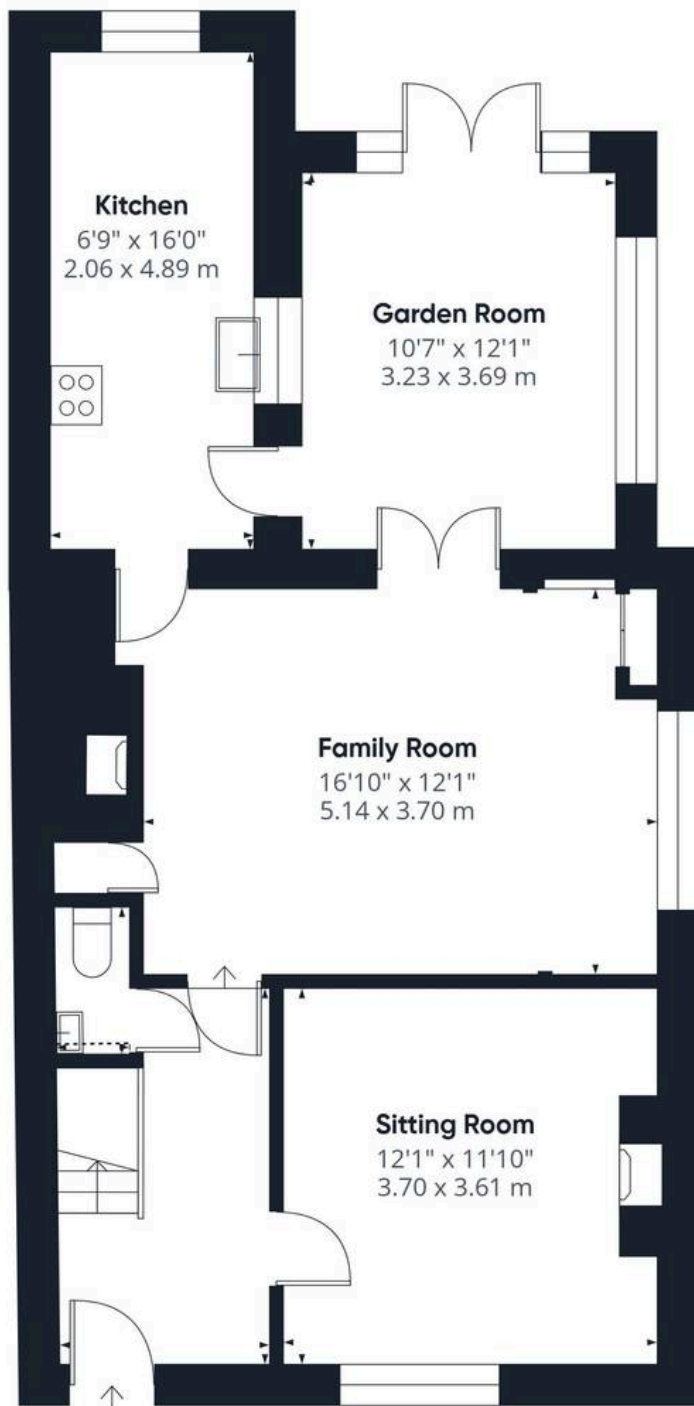
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## THE GREAT OUTDOORS

Heading outside, the rear garden has been carefully designed over the years to include various seating areas and a large central lawn. From the rear garden room French doors, a patio seating area can be found with an outside water supply and gated access to the front driveway. A timber shed/workshop/office space offers storage, electricity and has been soundproofed. Enclosed timber panelled fencing and mature hedging leading up the garden - with various growing areas, greenhouse and raised beds. A further seating area sits towards the middle of the garden with an array of storage at the far end. Trees, shrubbery and hedging ensure a high level of seclusion, whilst benefiting from a bright and sunny aspect.





Floor 1

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

1104 ft<sup>2</sup>

102.7 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.