



Hunters Close, Blofield - NR13 4LS

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&
WATSON**

HYBRID ESTATE AGENTS



Hunters Close

Blofield, Norwich

Situated in a POPULAR and ESTABLISHED RESIDENTIAL LOCATION close to local amenities and the primary school, this EXTENDED DETACHED FAMILY HOME offers a VERSATILE LAYOUT and spacious accommodation measuring approximately 1228 sq. ft (stms). The property is presented to a HIGH STANDARD throughout, with the benefit of a 2023 INSTALLED GAS FIRED CENTRAL HEATING BOILER ensuring comfort and efficiency. The welcoming hall entrance provides access to a convenient W.C and the well-appointed fitted kitchen, which features ample storage and workspace for family living. The ground floor boasts THREE RECEPTION ROOMS, including an impressive 23' BAY FRONTED SITTING/DINING ROOM perfect for entertaining, a light-filled 16' GARDEN ROOM sitting under a VAULTED ROOF with views over the rear garden, and a 12' STUDY ideal for home working or as a playroom. Upstairs, THREE well-proportioned BEDROOMS are complemented by a family bathroom including a SHOWER, offering flexibility for growing families or those seeking additional guest accommodation.



With a WEST FACING REAR GARDEN designed for both relaxation and entertaining, the space has been thoughtfully landscaped to include a central lawned area, bordered by mature planting and shrubbery, and an L-SHAPED PATIO extending from the garden room.

Council Tax band: D

Tenure: Freehold

- Popular & Established Residential Location
Close to Local Amenities & the Primary School
- Extended Detached Family Home with a Versatile Layout
- 2023 Installed Gas Fired Central Heating Boiler
- Approx. 1228 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C & Fitted Kitchen
- Three Reception Rooms Incorporating a 23' Sitting/Dining Room, 16' Garden Room & 12' Study
- Three Bedrooms & Family Bathroom
- West Facing Lawned Gardens with Ample Patio Space & Storage Shed

Blofield is situated East of the Cathedral City of Norwich. The Village itself provides good transport links via both the Brundall and Lingwood railway stations along with regular bus routes to Norwich and Great Yarmouth.



A wide range of amenities include a village school with an Outstanding Ofsted rating, local shops, garden centre and a public house. Conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

SETTING THE SCENE

Set back from the road and approached via a brick-weave driveway, ample off road parking is provided for several vehicles, with access leading to the main property, adjoining garage and gated rear garden.

THE GRAND TOUR

The hall entrance offers the ideal meet and greet space, with tiled effect flooring underfoot and stairs rising to the first floor landing, with a useful built-in storage cupboard below. To your left hand side the ground floor W.C can be found with a white two piece suite including storage under the hand wash basin. The kitchen enjoys garden views whilst being finished with a modern fitted range of wall and base level units, with space for a gas cooker and general white goods including an American style fridge freezer, dishwasher and washing machine. Matching up-stands run around the work surface with under cupboard lighting and continued tiled effect flooring. A door leads out to the rear garden whilst a useful built-in pantry cupboard sits to one side. The main living space is centred on a feature fireplace with wood effect flooring underfoot and a bay window to front, with ample space for soft furnishings and a dining table. French doors lead out to the adjacent garden room - extending the living space and providing further room for dining and entertaining. This sizeable room sits under a vaulted ceiling with recessed spotlighting, and dual aspect garden views. French doors take you to the patio seating area. Tucked to one corner, a study leads off, creating an extra reception space with a rear facing window, wood effect flooring and a door to the storage garage.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and side facing window, with doors taking you to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The smaller bedroom includes a built-in storage covered over the stairs. Completing the property, the family bathroom offers further storage under the hand-wash basin, with a panelled bath including an electric shower, tiled walls and wood effect flooring.

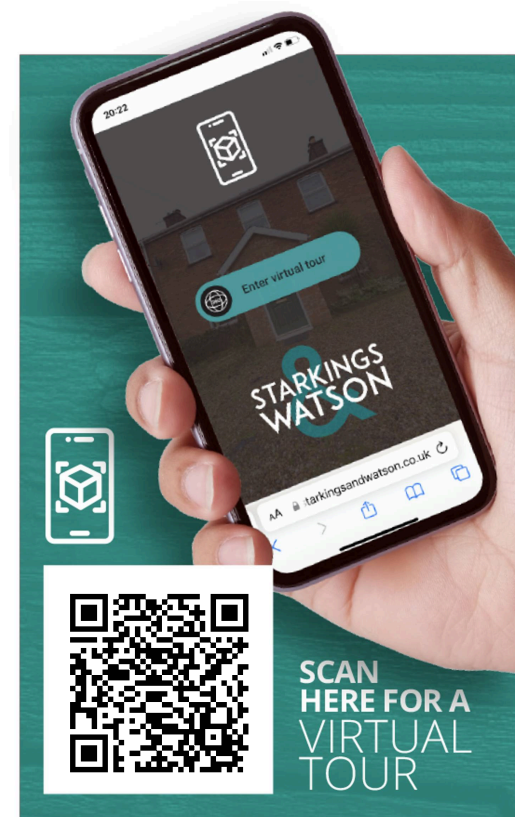
FIND US

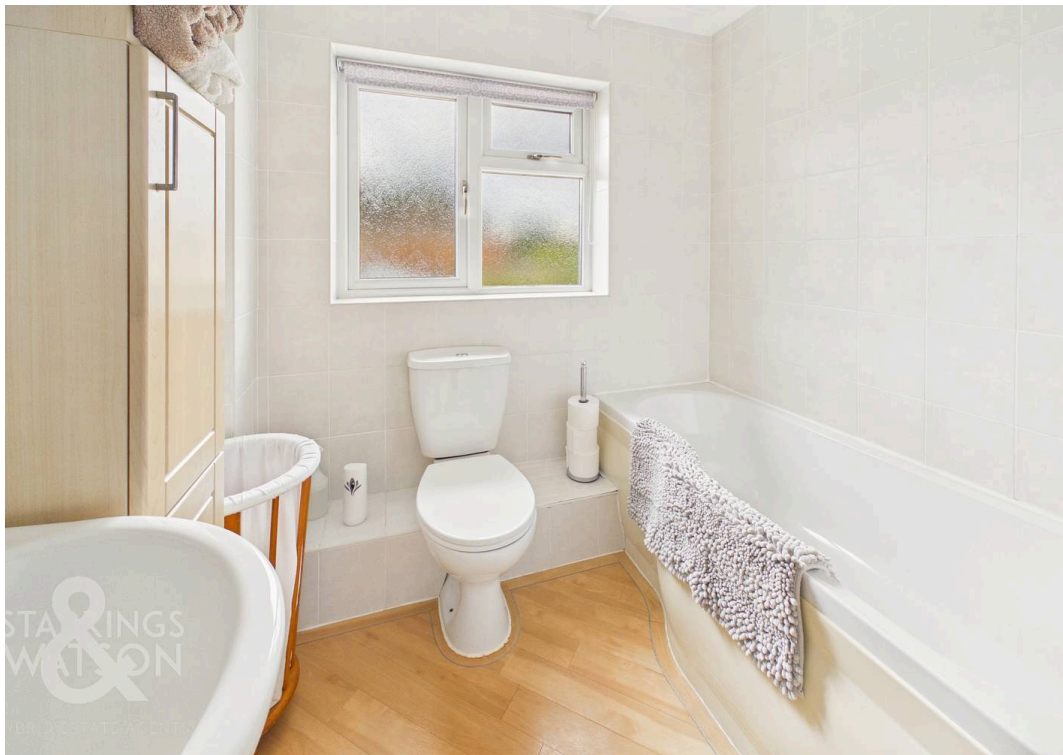
Postcode : NR13 4LS

What3Words : ///proudest.hiding.swimmer

VIRTUAL TOUR

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



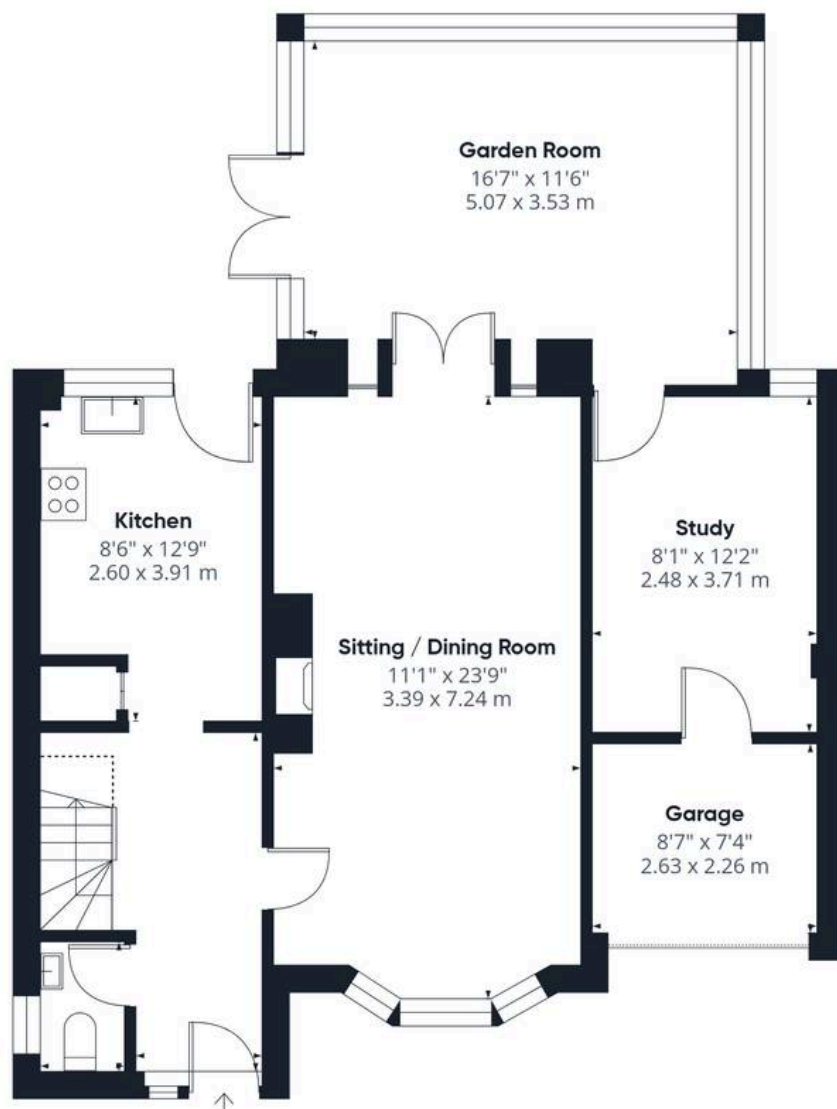




THE GREAT OUTDOORS

The rear garden offers a bright and sunny aspect having been landscaped to incorporate a central lawned area, and L-shaped patio leading from the garden room. A timber shed offers storage complete with power, with ample space for an outside dining table or seating, with a range of mature planting and shrubbery, and gated access to the front. The storage garage is accessed via an internal door and electric roller door to front, with power and lighting installed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1228 ft²
114.3 m²

Reduced headroom

9 ft²
0.8 m²

(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.

GIRAFFE 360





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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 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.