



Manor Ridge, Blofield - NR13 4PN

**STARKINGS  
& WATSON**

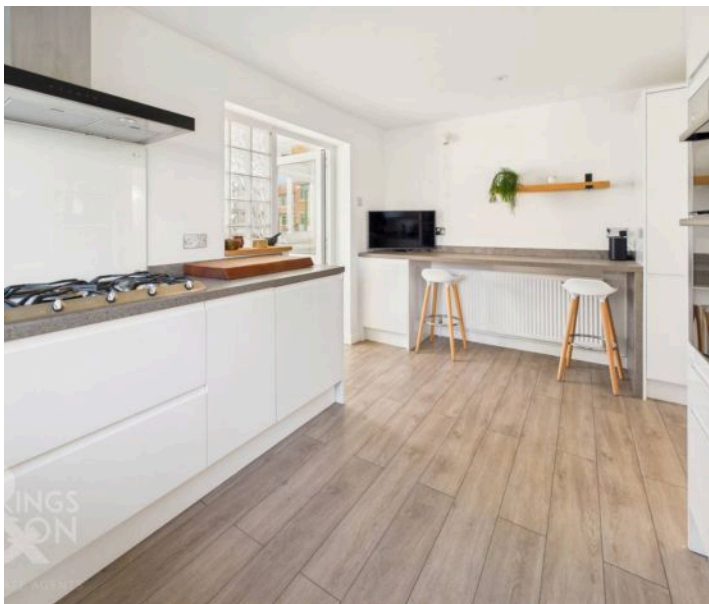
HYBRID ESTATE AGENTS



## Manor Ridge

Blofield, Norwich

This EXTENDED and MODERNISED family home offers approximately 1445 Sq. ft (stms) of well-planned accommodation, PERFECTLY POSITIONED in a peaceful cul-de-sac setting - close to the VILLAGE PRIMARY SCHOOL and DOCTORS SURGERY. The spacious layout begins with a welcoming entrance hall leading to a 22' DUAL ASPECT SITTING/DINING ROOM, providing an abundance of natural light and plenty of space for entertaining or relaxing. The heart of the home is a 15' CENTRAL FAMILY/DINING ROOM, enhanced by French doors that open directly onto the gardens. The 14' KITCHEN/BREAKFAST ROOM is well-appointed with ample storage and workspace, complemented by a separate UTILITY ROOM for added convenience. A ground floor STUDY or additional bedroom offers flexibility for home working or guest accommodation, served by a STYLISH FAMILY BATHROOM. Upstairs, THREE FURTHER GENEROUS BEDROOMS benefit from eaves storage, with the principal bedroom enjoying a modern EN SUITE SHOWER ROOM. Ample PARKING is provided to the front, along with a GARAGE featuring an up and over door.



The great outdoors can be enjoyed in the SUBSTANTIAL SIDE GARDENS, which are predominantly laid to lawn and enclosed by mature hedging and timber panel fencing for PRIVACY and security. A raised decked seating area is nestled in one corner, while a walkway at the rear reveals a shingled courtyard area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Extended & Modernised Family Home with Ample Parking & Garage
- Approx. 1445 Sq. ft (stms) of Accommodation
- 22' Dual Aspect Sitting/Dining Room
- 15' Central Family/Dining Room with French Doors
- 14' Kitchen/Breakfast Room & Separate Utility Room
- Ground Floor Study/Bedroom & Family Bathroom
- Three First Floor Bedrooms with Eaves Storage & En Suite
- Cul-De-Sac Setting with Large Side Gardens & Courtyard

The Broadland Village of Blofield 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 boasting an Outstanding Ofsted rating, local shops, garden centre and a public house. Blofield is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

### SETTING THE SCENE

Tucked away at the end of the cul-de-sac, the property is approached via a tandem hard standing driveway, with access into the garage and a further shingle frontage providing side by side parking for several vehicles. An area of lawn with mature hedging and shrubbery can be found, with a step to the main entrance door and gated access to the rear garden.

### THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot and stairs rising to the first floor landing. Immediately to your left as you enter is a ground floor study with wood effect flooring underfoot and front facing window. Sitting adjacent, a ground floor family bathroom can be found with a contemporary white three piece suite including storage under the hand wash basin, with a panelled bath including a thermostatically controlled shower and glazed shower screen, with tiled splash-backs and heated towel rail. Creating the heart of the home, the open plan family/dining room offers a light and bright entertaining space with French door leading out to the garden and a useful large built-in storage cupboard. Wood effect flooring flows underfoot with an opening taking you to the kitchen, and a door to the formal sitting room. Currently used as a sitting/dining room with dual aspect views to front and rear, this spacious light and bright room offers a feature fireplace and fitted carpet underfoot. The kitchen offers a modern high gloss range of wall and base level units in a u-shaped design, with integral cooking appliances including an inset gas hob with glass splash-back, extractor fan and built-in eye level electric double oven.

A breakfast bar can be found to one side with a dishwasher integrated along with a built in fridge. Matching up stands run around the work surface with a door overlooking the garden and wood effect flooring underfoot. Heading beyond a useful utility room can be found with further storage units and space for general white goods including a fridge freezer, washing machine and dishwasher - with tiled flooring underfoot for ease of maintenance.

Heading upstairs, the carpeted landing includes a useful built-in storage cupboard with doors lead into three bedrooms. The first two bedrooms is a double bedroom with fitted carpet underfoot and front facing window, with a useful storage recess to one side. Sitting opposite a further double bedroom with a built-in storage recess and eaves access is a fantastic size with garden views beyond. The main bedroom sits to the rear with views across the garden, fitted carpet underfoot, range of built-in storage and a door to a private en-suite shower room. Finished with a white three piece suite with useful storage under the hand wash basin, a walk-in shower cubicle includes an electric shower with tiled splash-backs, heated towel rail and wood effect flooring.

### FIND US

Postcode : NR13 4PN

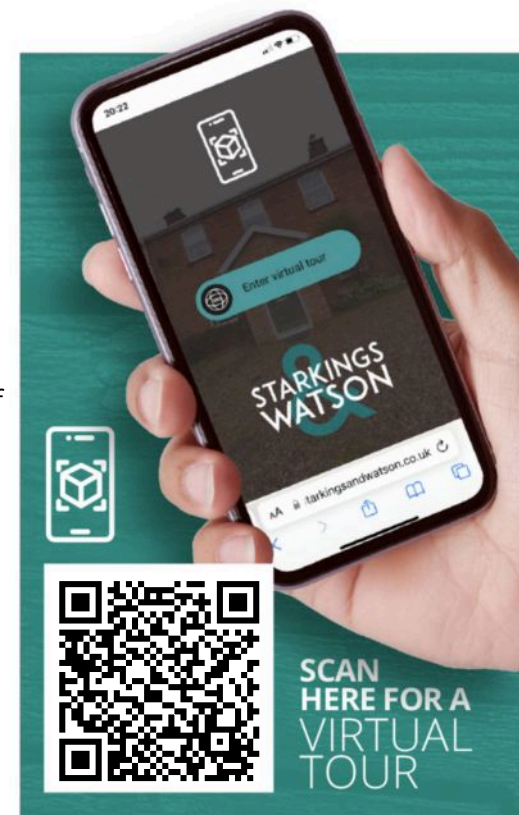
What3Words : ///blushed.bins.parting

### VIRTUAL TOUR

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

### AGENTS NOTES

The property sits adjacent to the village Primary School and Doctors Surgery.



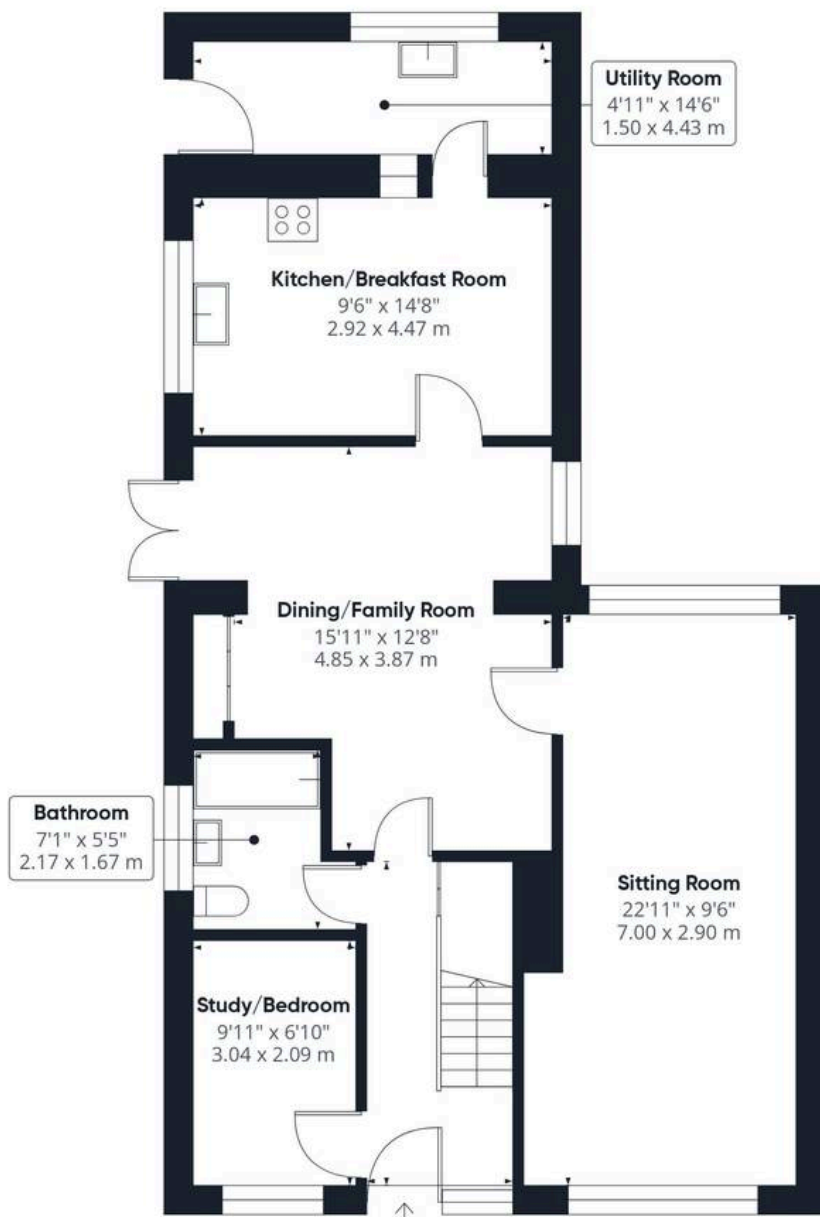




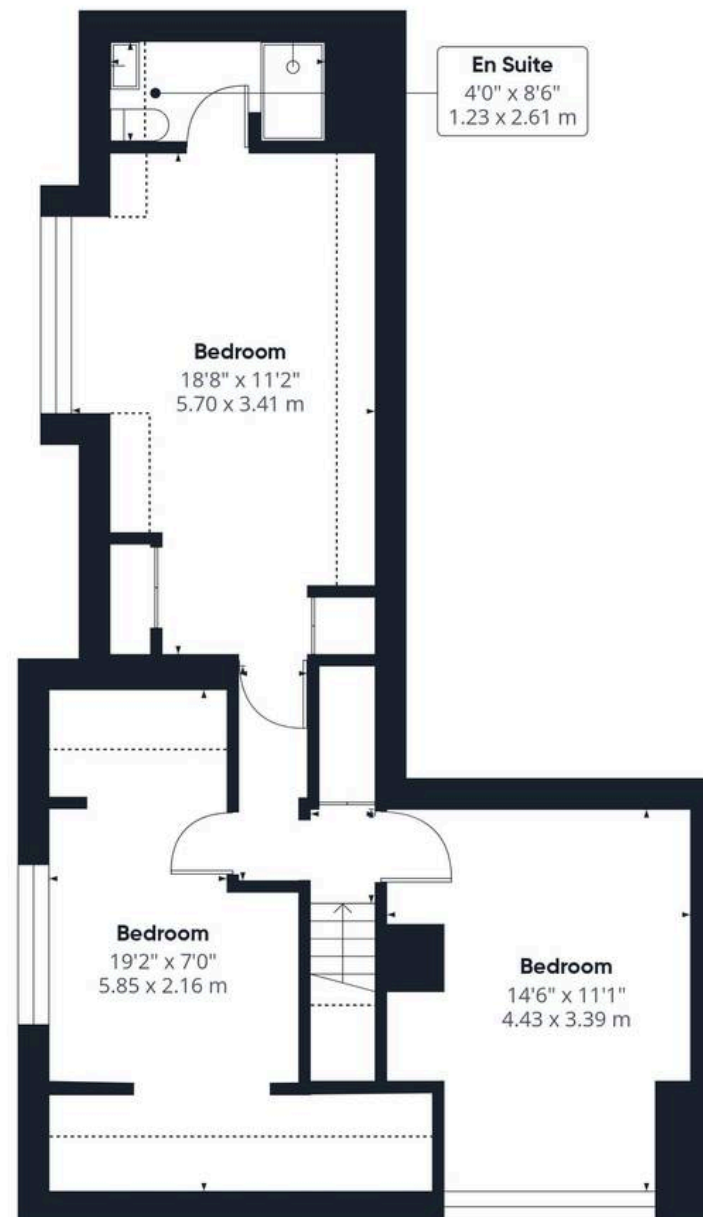
## THE GREAT OUTDOORS

Heading outside, the gardens predominantly sit to the side of the property with a large lawned expanse enclosed within mature hedging and timber panel fencing. A raised decked seating area sits to one corner with an abundance of mature planting and shrubbery to the borders, with a further patio seating area extending from the utility room. Gated access leads to the front, whilst a walkway can be found to the rear of the property, where a shingled courtyard area can be found - ideal for potted plants or further storage. The garage is accessed via an up and over door to front, with a side access door and lean to storage.





Ground Floor



Floor 1



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

1445 ft<sup>2</sup>

134.3 m<sup>2</sup>

**Reduced headroom**

86 ft<sup>2</sup>

8 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.

**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 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.