



Farman Way, Blofield - NR13 4FG

**STARKINGS  
&  
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HYBRID ESTATE AGENTS



## Farman Way

Blofield, Norwich

PRESENTING A MODERN SEMI-DETACHED HOME BY NORFOLK HOMES, this stylish property combines contemporary finishes with practical living spaces and excellent energy efficiency. The ground floor features UNDERFLOOR HEATING throughout, ensuring comfort and warmth, while the 14' DUAL ASPECT SITTING ROOM offers an inviting space to relax, complete with BUILT-IN STORAGE for seamless organisation. The heart of the home is a 14' MODERN FITTED KITCHEN, thoughtfully designed with ample dining space and FRENCH DOORS that open directly onto the rear garden, perfect for entertaining or family meals. Upstairs, discover TWO DOUBLE BEDROOMS, each with BUILT-IN WARDROBES for generous storage, including a PRINCIPAL BEDROOM with a sleek EN SUITE SHOWER ROOM. A contemporary FAMILY BATHROOM serves the second bedroom, with a ground floor W.C for guests, providing flexibility for families or visiting friends. With OFF ROAD PARKING, a GATED DRIVEWAY, and a SINGLE GARAGE, this property offers a secure and convenient solution for vehicles and additional storage, while the overall layout is ideal for modern lifestyles, including work-from-home potential. The PRIVATE ENCLOSED REAR GARDEN is bordered by timber panel fencing and brick walling for peace of mind and privacy. A generous patio seating area invites alfresco dining or quiet

relaxation, overlooking a well-maintained lawn with mature planting to one side, creating a tranquil and attractive outdoor retreat. The BLOCK PAVED DRIVEWAY extends from the double gates, providing both SECURE PARKING and the option for further garden space if desired. At the far end of the plot, the SINGLE GARAGE is discreetly positioned, accessed by an up and over door and equipped with power, lighting, and overhead storage.

Council Tax band: B

Tenure: Freehold

- Modern Norfolk Homes Built Semi-Detached Home
- Ground Floor Underfloor Heating
- Off Road Parking with a Gated Driveway & Garage
- 14' Dual Aspect Sitting Room with Built-in Storage
- 14' Modern Fitted Kitchen with Dining Space & French Doors to Rear
- Two Double Bedrooms with Built-in Wardrobes
- En Suite Shower Room & Family Bathroom
- Enclosed & Well Maintained Gardens

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 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 is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.



## SETTING THE SCENE

Overlooking open green space, the property is approached via a lawned frontage with potential to create further off road parking, whilst leading to the block paved driveway and further gated driveway, which in turn leads to the detached garage.

## THE GRAND TOUR

Once inside the hall entrance offers the ideal meet and greet space, with wood effect flooring underfoot and underfloor heating, with a recessed barrier mat and stairs rising to the first floor landing. A ground floor W.C sits to one side with a two piece suite and tiled splash-backs. The sitting room enjoys dual aspect views to front and side with a built-in understairs storage cupboard and fitted carpet with underfloor heating. The kitchen/dining room runs across the width of the property with a modern fitted range of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in electric double oven, with tiled splash-backs and extractor fan. Wood effect flooring and underfloor heating runs underfoot, with space provided for an American style fridge freezer, whilst the dishwasher and washing machine are integrated. A seamless flow can be enjoyed into the garden by the rear facing French doors.

Heading upstairs, the carpeted landing includes a built-in double airing cupboard with a lot access hatch above. Doors lead off to the two double bedrooms - both finished with fitted carpet, dual aspect windows and built-in wardrobes. The main bedroom enjoys a private ensuite shower room, finished with a white three piece suite including a walk-in double shower cubicle with contrasting tiled splash-backs, thermostatically controlled shower, built-in storage under the hand-wash basin and heated towel rail. The family bathroom is finished in a similar style with the three piece suite including a panelled bath with mixer shower tap and glazed shower screen, with storage under the hand-wash basin, heated towel rail and wood effect flooring.

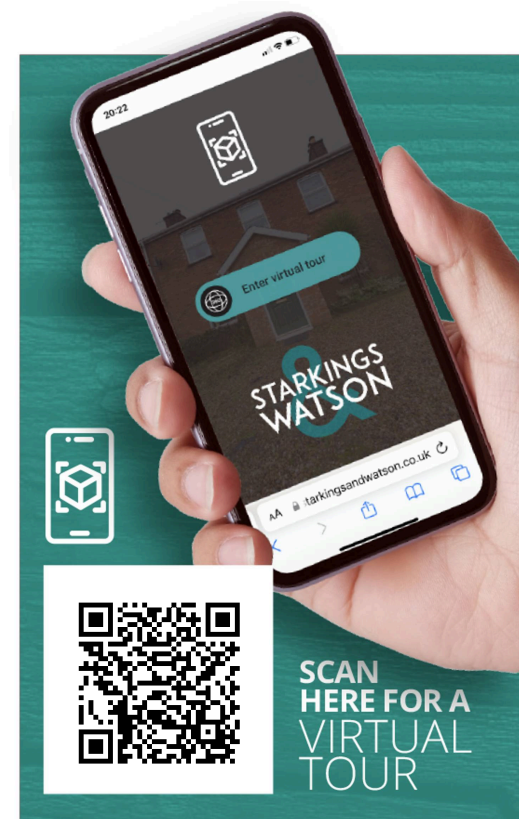
## FIND US

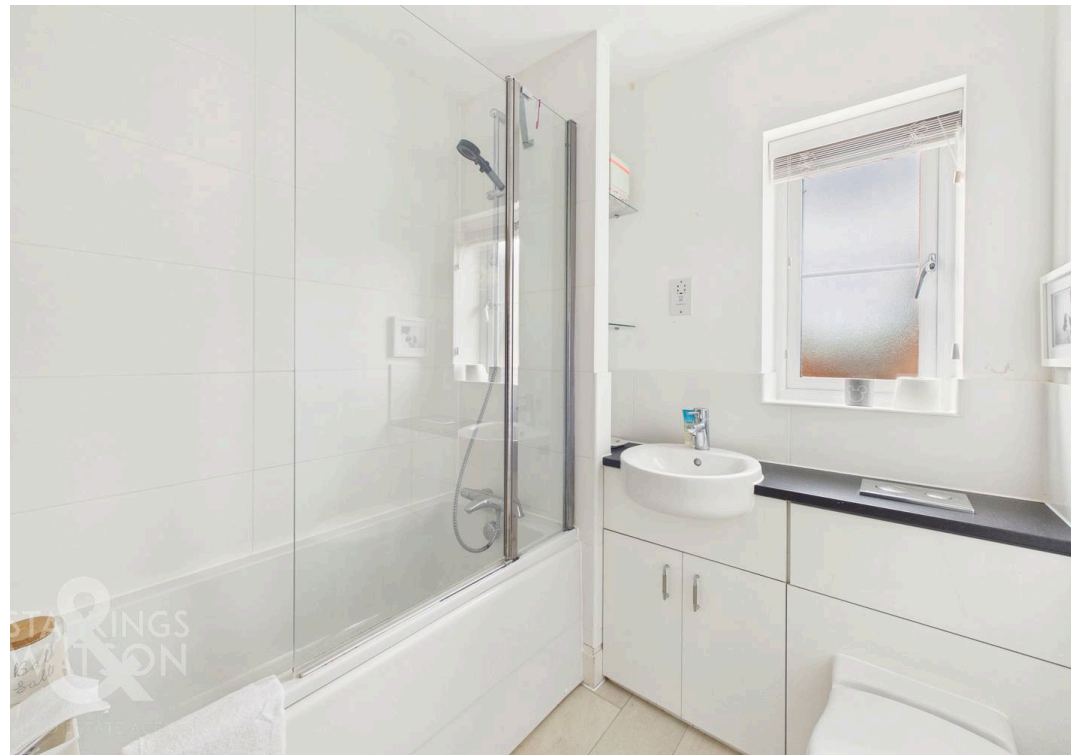
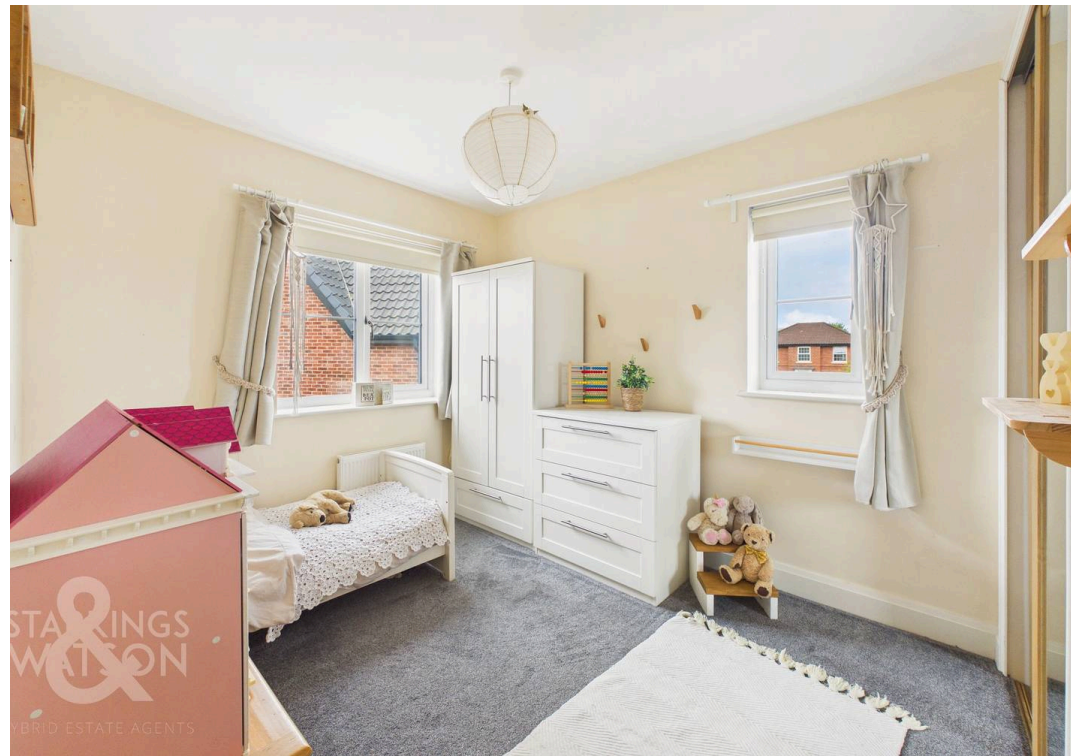
Postcode : NR13 4FG

What3Words : ///blown.taster.frostbite

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Heading outside the rear garden is enclosed within timber panel fencing and brick walling, with a patio seating area extending from the kitchen French doors. A lawned expanse opens up with a range of planting to one side, with a block paved driveway continuing from the double gates - allowing for further garden space or secure parking. The single garage is tucked away at the far end of the plot, accessed via an up and over door to front, with storage above, power and lighting.





Ground Floor



Floor 1



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

745 ft<sup>2</sup>  
69.1 m<sup>2</sup>

**Reduced headroom**

5 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.