



Shreeve Road, Blofield - NR13 4JP



## Shreeve Road

Blofield, Norwich

Guide Price £650,000-£675,000. This IMMACULATE and SUBSTANTIAL detached FAMILY HOME offers over 2,200 sq. ft (stms) of beautifully presented accommodation, perfectly designed for MODERN FAMILY LIVING, with LARGER THAN AVERAGE GARDENS backing onto FIELDS. The property welcomes you with a generous HALL ENTRANCE that leads to a 21' DUAL ASPECT SITTING ROOM, providing a bright and spacious area ideal for relaxation and entertaining. The heart of the home is the impressive open plan 27' KITCHEN/DINING ROOM, with DOUBLE DOORS from the hall, complete with FRENCH DOORS opening onto the garden, making this space perfect for family gatherings and indoor-outdoor living. A separate STUDY provides the ideal space for WORKING FROM HOME, while a UTILITY ROOM and ground floor W.C. Add further practicality. Upstairs, the 16' MAIN BEDROOM suite features BUILT-IN WARDROBES and a STYLISH EN SUITE SHOWER ROOM, creating a tranquil retreat. There are up FIVE BEDROOMS in total, including a further EN SUITE and a MODERN FAMILY BATHROOM which has been recently UPGRADED, offering flexible accommodation for growing families or guests. The OUTSIDE SPACE is equally IMPRESSIVE, with large WRAP-AROUND GARDENS that have been LANDSCAPED to a high standard and enjoy OPEN FIELD VIEWS.



From the kitchen French doors, a porcelain-tiled patio runs the full width of the property, providing an elegant space for al fresco dining or entertaining. The property benefits from side access to the front driveway and a DOUBLE GARAGE, which is accessed via twin electric roller doors and offers integral access, power, and lighting.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Immaculate & Substantial Detached Family Home
- Over 2200 Sq. ft (stms) of Accommodation
- 21' Dual Aspect Sitting Room
- Open Plan 27' Kitchen/Dining Room with French Doors
- Separate Study, W.C & Utility Room
- 16' Main Bedroom Suite with Built-in Wardrobes & En Suite
- Up to Five Bedrooms, Family Bathroom & Two En Suites
- Large Wrap Around Gardens with Contemporary Landscaping & Field Views

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

Tucked away at the end of the cul-de-sac, the property approached via a brick-weave driveway offering off road parking for several vehicles, with access leading to the integral double garage, with outside EV car charger and paved footpath to the main entrance door.

## THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space, with stairs rising to the first floor landing. Herringbone style wood effect flooring flows underfoot and double doors create a grand entrance into the kitchen/dining room beyond. Storage space can be found under the stairs, whilst the main living space leads off to your left hand side with dual aspect views to the front and rear. Fitted carpet flows throughout the sitting room, with feature wood panelling and French doors leading out to the garden. The study offers a versatile space as an ideal ground floor bedroom or working from home environment, with fitted carpet underfoot and front facing window. The ground floor W.C is adjacent with a white two piece suite with tiled splash-backs and wood effect flooring underfoot. The kitchen/dining room is fully open plan with ample space for soft furnishings and a dining table. Herringbone style wood effect flooring flows underfoot creating a seamless look from the hall entrance with the double doors creating a grand feel with two rear facing windows and French doors offering excellent natural light. The kitchen itself offers an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven, with integrated appliances including a fridge freezer and dishwasher. Matching up-stands and tiled splash-backs run around the work surface with a door taking you to the utility room, with a matching range of wall and base level units and a further ceramic sink and drainer unit. Space is provided for a washing machine with matching up-stands and tiled splash-backs running around the work surface. A window and door lead out to the garden, with integral access to the garage.

Heading upstairs the carpeted landing offers a light and bright space with a built-in double airing cupboard and doors leading off to the five bedrooms. The main bedroom sits at the far end of the landing with an extensive range of built-in double wardrobes, while sitting under a part vaulted ceiling with attractive wood panelling creating a focal point to the room. Fitted carpet flows through the space whilst a door leads off to a private ensuite - presented in immaculate condition with a white three piece suite including contrasting tiled splash-backs and a walk-in shower cubicle with a thermostatically controlled shower and heated towel rail. The second bedroom is finished with fitted carpet and a rear facing window, with a private ensuite shower room finished in a similar style with a three-piece suite including contrasting tiled splash-backs, shower cubicle with a thermostatically controlled shower and heated towel rail. Three further bedrooms are all finished with fitted carpet and uPVC double glazing whilst being served by the main family bathroom which has been recently updated to incorporate a contemporary white three piece suite with a shaped panelled bath and thermostatically controlled shower with glazed shower screen, storage under the hand wash basin, tiled walls and heated towel rail.

## FIND US

Postcode : NR13 4JP

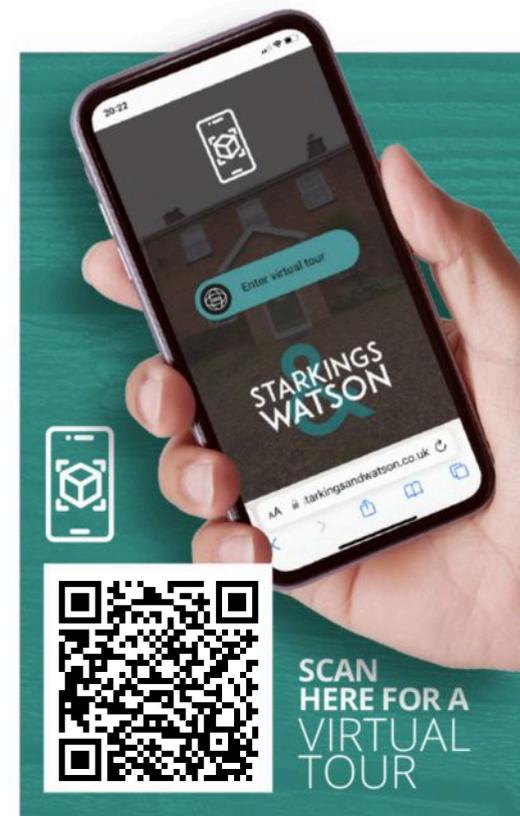
What3Words : ///empires.doped.grub

## VIRTUAL TOUR

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

## AGENTS NOTES

The property and gardens are held across two land registry title deeds. An annual charge in the region of £400 is due for the upkeep of communal green space on the development.



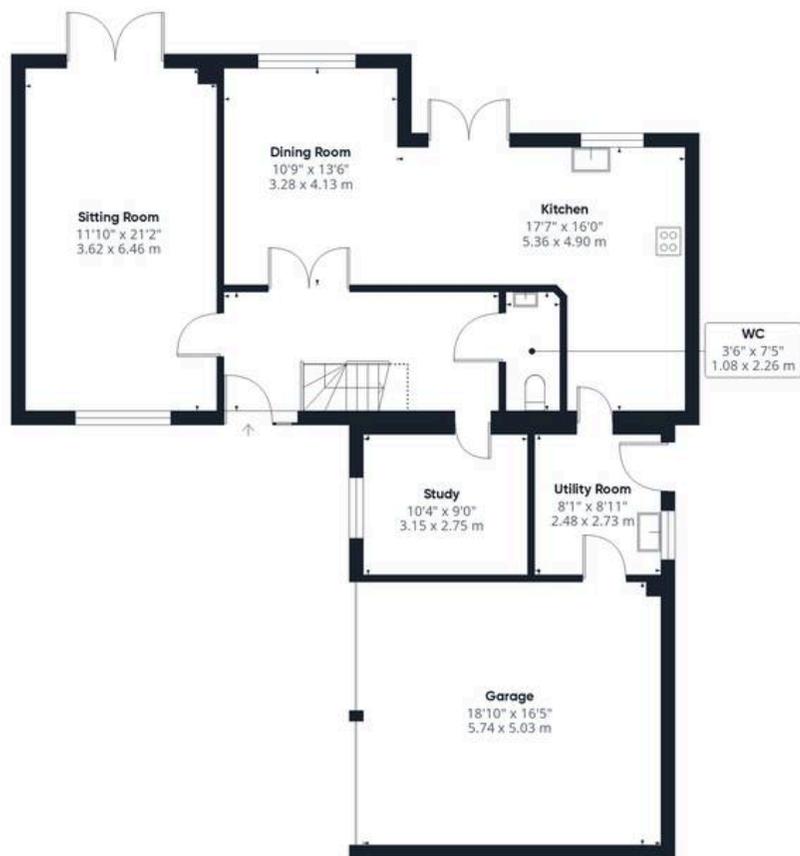




## THE GREAT OUTDOORS

To the outside, wrap-around gardens can be found to the side and rear, with a fully landscaped patio seating area and main lawned expanse. From the kitchen French doors paving runs across the full width of the property, finished with a porcelain tile and stairs rising to a timber pergola and covered seating area. With a range of mature planting and shrubbery, a feature shingled section to the garden offers a variety of planting whilst being screened behind high level brick walling. A timber picket fence encloses the lawn garden with a variety of trees, shrubbery and enclosed post and rail fencing to the external boundary. The garden includes a timber built summer house, with side access to the front driveway and garage. The garage is accessed via twin electric roller doors to front, with integral access, power and lighting.





Ground Floor



Floor 1

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

2203 ft<sup>2</sup>  
204.8 m<sup>2</sup>

**Reduced headroom**

52 ft<sup>2</sup>  
4.8 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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