



Woodbastwick Road, Blofield - NR13 4AB

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Woodbastwick Road

Blofield, Norwich

Welcome to this EXCEPTIONAL DETACHED HOME, a BESPOKE-BUILT residence nestled within a SECLUDED PLOT of approximately 0.20 ACRES (stms), offering a unique blend of TRADITIONAL CHARM and MODERN LUXURY. Boasting an IMPRESSIVE 2229 SQ. FT. (stms) of beautifully appointed accommodation, this property is designed for effortless family living and entertaining. Step through the VAULTED PORCH ENTRANCE into a welcoming hallway, complete with practical STORAGE and a convenient W.C. The heart of the home is the SPECTACULAR OPEN PLAN LIVING AREA, flooded with natural light from EXTENSIVE GLAZING, creating a bright and airy ambience throughout. The 22' SITTING ROOM and 22' KITCHEN/DINING ROOM both benefit from UNDERFLOOR HEATING, ensuring comfort year-round, while the kitchen is perfectly suited for hosting gatherings or enjoying relaxed family meals around the CENTRAL ISLAND. FOUR spacious BEDROOMS provide flexible accommodation for growing families or those seeking a dedicated home office space, complemented by TWO SHOWER ROOMS. A REPLACEMENT GAS FIRED CENTRAL HEATING BOILER in 2024 adds peace of mind for efficient, modern living. Ample PARKING is provided on the generous driveway, along with an INTEGRAL DOUBLE GARAGE, with an electric up and over



door, offering further storage and CONVERSION POTENTIAL (stp). The rear garden offers a TRANQUIL, SUNNY RETREAT perfect for alfresco living. A LARGE PATIO SEATING AREA extends seamlessly from the kitchen, ideal for summer dining or morning coffee, with a COVERED SEATING SPACE complete with SPOTLIGHTING for shaded relaxation. The garden is a haven for nature lovers, with MATURE PLANTING and SHRUBBERY lining the borders, all enclosed by TIMBER PANEL FENCING for privacy.

Council Tax band: E

Tenure: Freehold

- Bespoke Built Detached Home in a Secluded Plot
- Approx. 0.20 Acre Plot (stms) with Extensive & Well Stocked Planting
- Approx. 2229 Sq. ft (stms) of Accommodation
- Open Plan Living with Extensive Glazing for a Light & Bright Feel
- Replacement Gas Fired Central Heating Boiler in 2024
- Vaulted Porch Entrance with an Entrance Hall, Storage & W.C
- 22' Sitting Room & 22' Kitchen/Dining Room with Underfloor Heating
- Four Bedrooms & Two Shower Rooms

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

Screened from the road behind wrought iron railings and a range of mature planting, a shingle driveway opens up providing off road parking for several vehicles, with access to the main property and integral garage. Low level brick retaining walls enclose planted borders to the front and side, which include a range of mature trees for privacy and seclusion.

#### THE GRAND TOUR

Once inside, the porch entrance offers a grand feel with a vaulted ceiling above and dual aspect windows to front and side, with tiled flooring underfoot. A door takes you to the main entrance hall with tiled flooring flowing through the space with underfloor heating. Stairs rise to the first floor landing with a built-in storage cupboard to one side and ground floor W.C complete with a contemporary two piece suite and contrasting tiled splash-backs. The main living space is open plan from the hall entrance, with dual aspect views to side and rear, and doors leading out to the garden. The living space is centred on a feature fireplace with tiled flooring underfoot and underfloor heating, with full height windows enjoying panoramic garden views. The kitchen/dining room enjoys a light and bright feel with full height front facing windows and rear facing French doors opening up to the garden, with ample space for soft furnishings and a dining table. Tiled flooring and underfloor heating runs underfoot, with the kitchen finished with a high gloss range of wall and base level units, and a central island. Space is provided for a range style gas cooker with a glass splash-back and extractor fan, with an integrated dishwasher. The central island creates a breakfast bar, with a further door taking you to a utility room offering storage units and work-space, with room for general white goods including a fridge, freezer and washing machine.

Heading upstairs, the carpeted landing enjoys a galleried aspect across to the glazed front entrance porch, with a built-in double storage cupboard and range of exposed timber beams. Doors lead off to the four bedrooms - all enjoying a range of exposed timber beams, uPVC double glazing and fitted carpet underfoot.

The main bedroom includes a range of built-in wardrobes and storage, with the second bedroom also including a built-in double wardrobe. The main family shower room leads off the landing with a three piece suite including a hand wash basin set within a vanity unit with a tiled splash-back and surround, with a walk-in double shower cubicle including a twin head thermostatically controlled rainfall shower. The second shower room sits adjacent with a three piece suite including storage under the hand-wash basin and a walk-in corner shower cubicle with a twin head thermostatically controlled rainfall shower with tiled splash-backs and flooring.

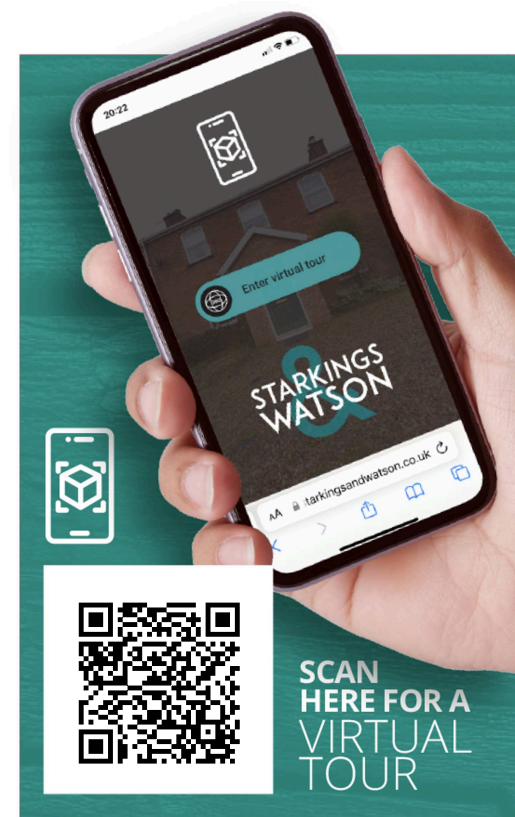
#### FIND US

Postcode : NR13 4AB

What3Words : ///jetliner.dined.anthems

#### VIRTUAL TOUR

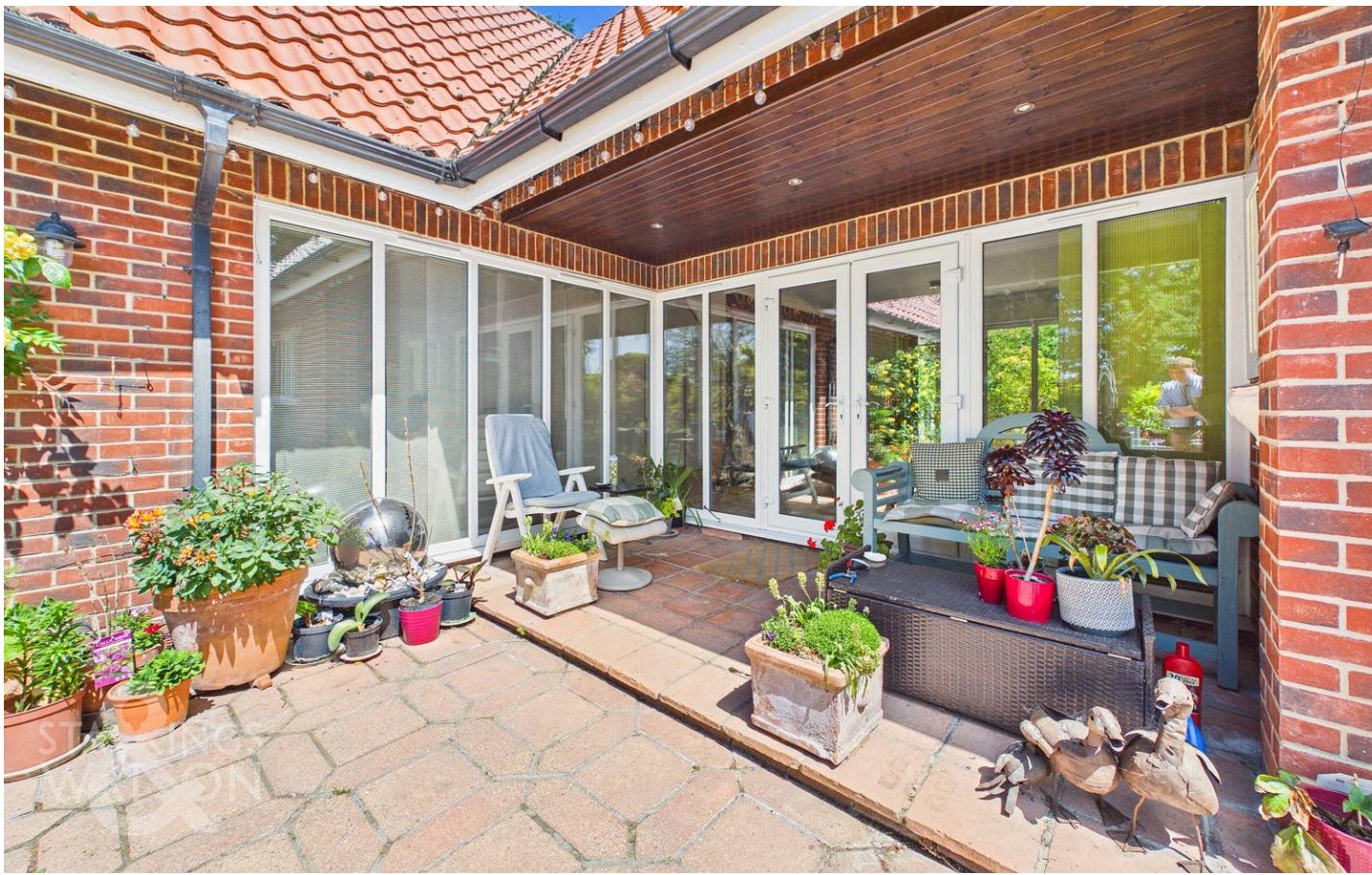
View our virtual tour for a full 360 degree of the interior of the property.

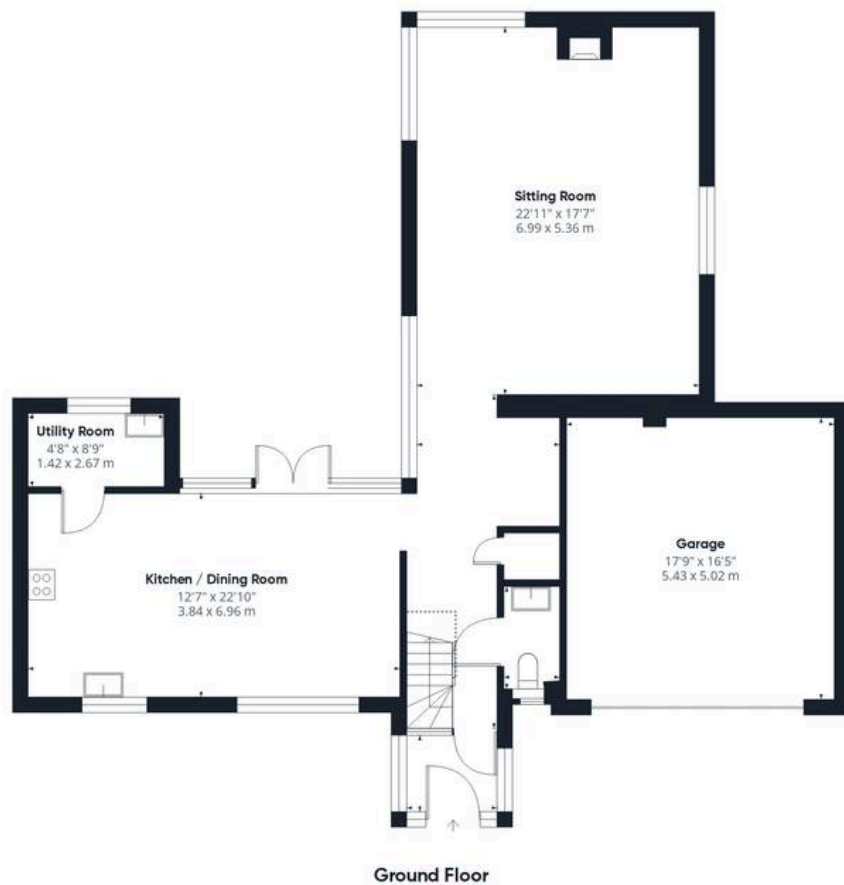




## THE GREAT OUTDOORS

The rear garden enjoys a bright and sunny aspect with a large patio seating area extending from the kitchen - with a covered seating area for shade with spotlighting above. The garden opens up with a wealth of mature planting and shrubbery to the borders, with timber panel fencing beyond. A lawned expanse can be found to the side of the garden with an open aspect to the front driveway, without outdoor power and water supplies installed. A further storage area sits the rear of the property, with access into the garage via an up and over electric door - housing the wall mounted gas fired central heating boiler, with power and lighting.





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

2229 ft<sup>2</sup>  
207 m<sup>2</sup>

**Reduced headroom**

242 ft<sup>2</sup>  
22.5 m<sup>2</sup>

(1) Excluding balconies and terraces

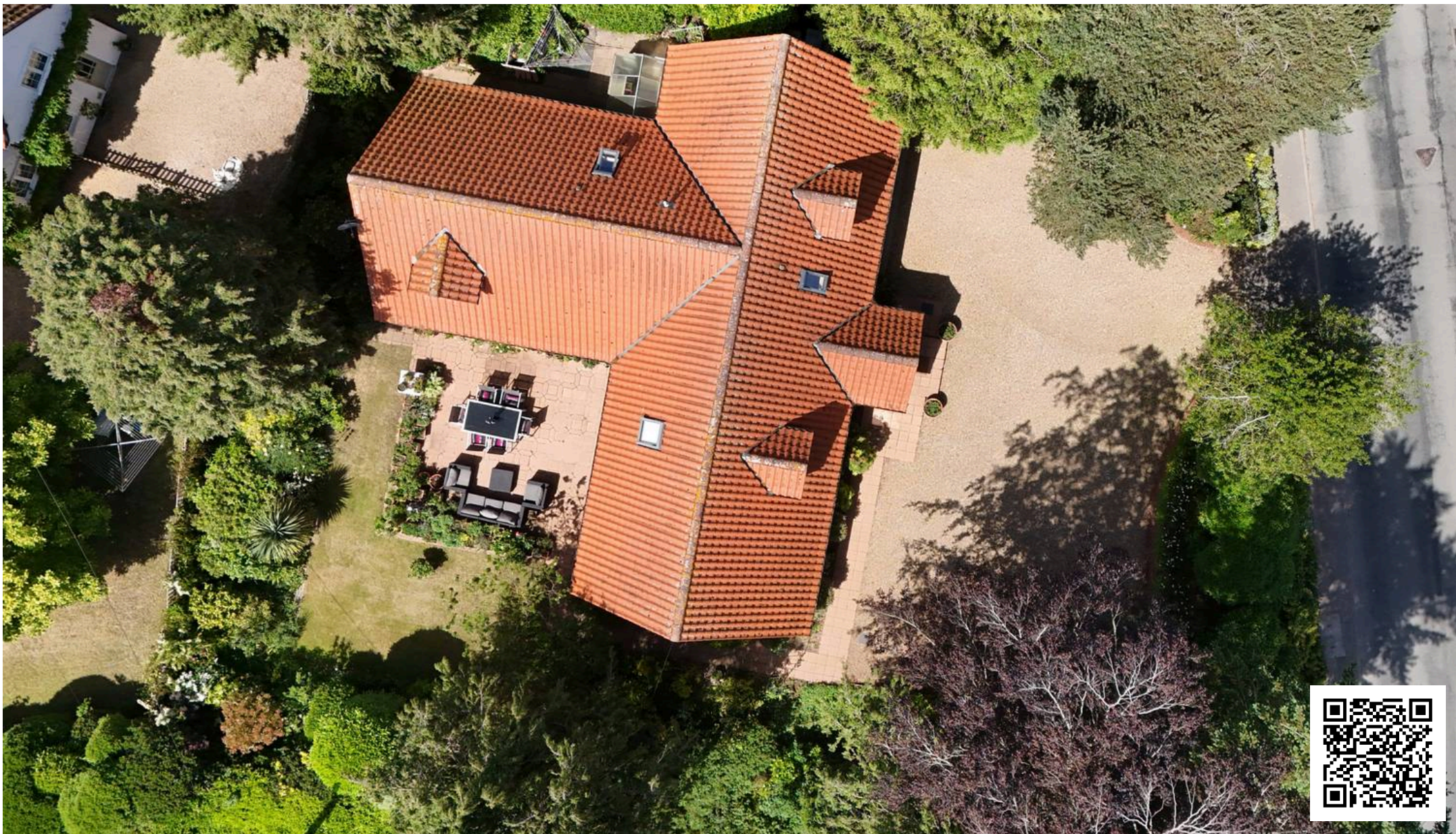
Reduced headroom

----- 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.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

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.