



Chamberlin Court, Blofield - NR13 4JF



## Chamberlin Court

Blofield, Norwich

NO CHAIN. Situated within a QUIET CUL-DE-SAC this MID-TERRACE HOME offers the ideal purchase for those seeking village living whilst still being incredibly well connected to all amenities with Norwich city centre being only a few moments away by car. The property benefits from all uPVC DOUBLE GLAZING and GAS CENTRAL HEATING with the main living space within the home coming in the form of an 18' OPEN PLAN sitting and dining room, ideal for family living. Just beyond this, a fitted kitchen gives INTEGRATED COOKING APPLIANCES with a large uPVC CONSERVATORY sat just behind backing into the PRIVATE REAR GARDEN. The first floor landing splits to grant access in to TWO DOUBLE BEDROOMS each having use of the THREE PIECE FAMILY BATHROOM suite. To the front of the home OFF ROAD PARKING comes in the form of a concrete space with an additional parking space coming to the right hand said of the terrace of homes in front of a BRICK GARAGE.

Council Tax band: B

Tenure: Freehold

- No Chain
- Mid-Terrace House
- 18' Open Plan Sitting Room
- Kitchen With Fitted Cooking Appliances Backing Onto Conservatory
- Two Double Bedrooms
- Fully Enclosed Rear Garden
- Off Road Parking & Garage
- Ideal First Time Buy Or Investment Purchase

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, local shops, 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

The property can be found within this quiet cul-de-sac where a concrete frontage allows for off road parking of at least one vehicle whilst an under pass to the right hand side of the terrace of homes leads you towards a open courtyard where further off road parking can be found in front of the brick garage.

## THE GRAND TOUR

Once inside, a porch style entrance allows the perfect space to slip off coats and shoes before heading into the remainder of the home. From here the main living space emerges in the form of an impressive 18' open plan sitting and dining room laid with all carpeted flooring and fronted by uPVC double glazed windows. The large conventional size of this room allows for a potential choice of layout of soft furnishings with stairs wrapping around at the rear of the property to take you towards the first floor. Just beyond this space is the fitted kitchen where a mixture of wall and base mounted cabinetry are on offer alongside a fitted oven and hob with extraction above. Space remains within the kitchen for further white goods and appliances with a modernized gas central heating combination boiler mounted within the wall in this space also. At the very rear of the ground floor, a double glazed conservatory opens onto the garden through French doors with a tiled flooring suited as a potential further living space with views into the private garden.

The first floor landing splits in each direction to take you into each of the building bedrooms, both of which are similarly sized and each being more than capable of hosting a double bed with further soft furnishings and storage solutions. Sat between each of the bedrooms is a three piece family bathroom suite with a predominantly tiled surround, the shower head and glass screen mounted over the bath and low level radiator.

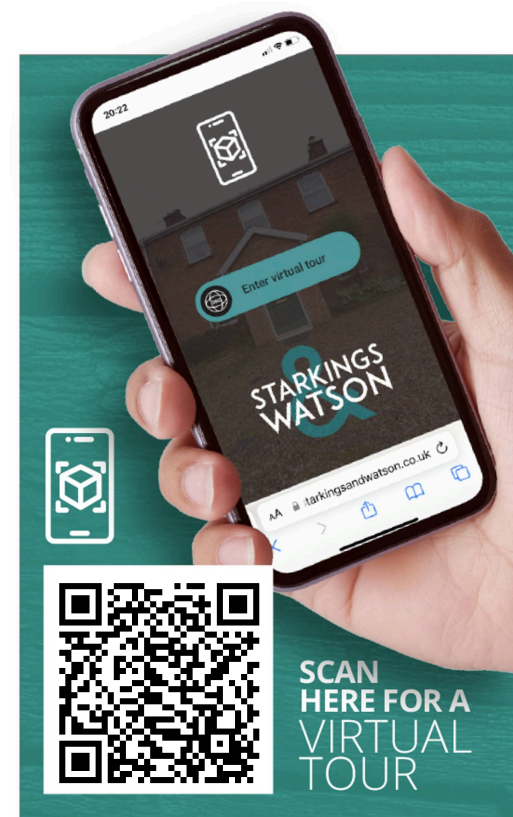
## FIND US

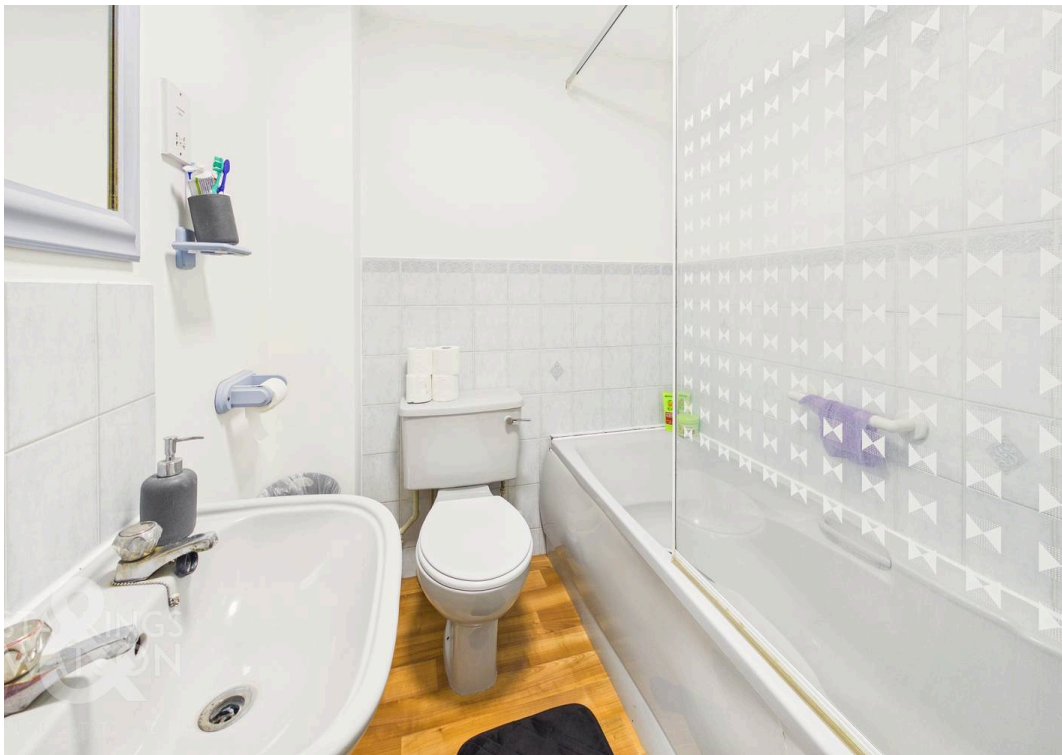
Postcode : NR13 4JF

What3Words : ///outer.motor.outbound

## VIRTUAL TOUR

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



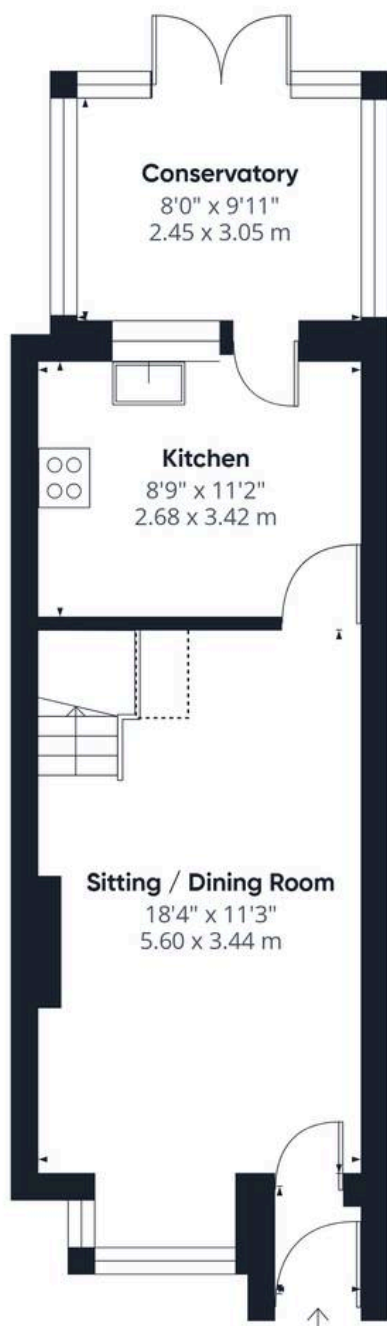




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with low level timber panel fencing. The garden is currently offered in a low maintenance condition with the majority being laid with flagstone patio tiles with the addition of raised planting beds and a rear access alleyway leading back towards the open courtyard and garage.





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

682 ft<sup>2</sup>

63.3 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.

**GIRAFFE 360**



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