



Mill Road, Blofield - NR13 4QS

**STARKINGS  
& WATSON**

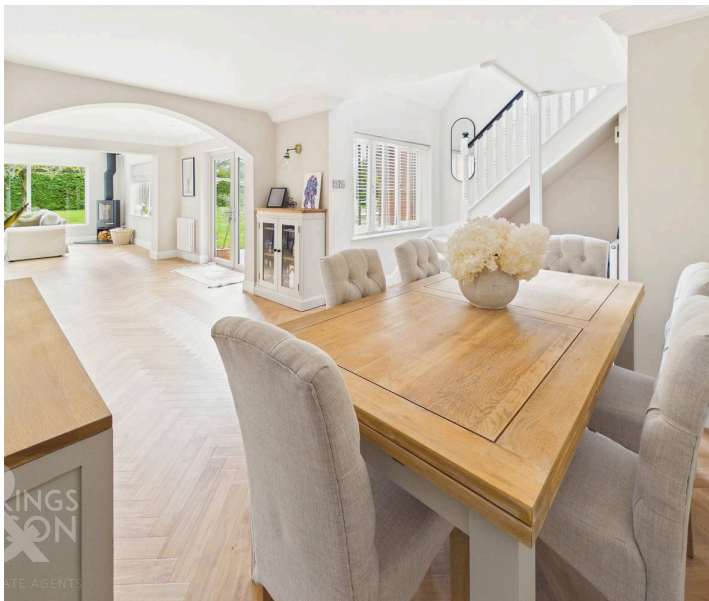
HYBRID ESTATE AGENTS



## Mill Road

Blofield, Norwich

EXTENDED and FULLY MODERNISED, this exceptional family home extends to 2846 sq. ft (stms), offering an impressive blend of HIGH-END SPECIFICATION and VERSATILE LIVING, whilst enjoying a 0.35 ACRE PLOT (stms). Enter through PRIVATE ELECTRIC GATES onto a generous driveway, setting the tone for the luxury within. The heart of the home is a STUNNING OPEN PLAN KITCHEN/LIVING SPACE, expertly designed for both family life and entertaining, with high-quality appliances, a CENTRAL ISLAND, and expansive VIEWS OF THE GARDEN. With space for FAMILY LIVING, a feature CONTEMPORARY WOOD BURNER sits to one corner for a cosy evening in. The hall entrance leads to a SPACIOUS and SUMPTUOUS SITTING ROOM, perfect for relaxing evenings, while a dedicated STUDY OR CINEMA ROOM provides flexibility for remote work or family movie nights. A separate UTILITY/LAUNDRY ROOM offers useful storage with a ground floor SHOWER ROOM. Upstairs, FIVE FIRST FLOOR BEDROOMS include a PRINCIPAL SUITE with a LUXURY EN SUITE, and are complemented by a beautifully appointed family bathroom. Thoughtful features such as INCOME GENERATING SOLAR PANELS, 10KW BATTERY STORAGE and a 2025 installed gas fired CENTRAL HEATING BOILER enhance efficiency, while a FULLY INSULATED EXTERIOR HOME OFFICE with sliding doors offers the ultimate work-from-home solution. Every detail has been considered to create a



welcoming and aspirational atmosphere, making this a truly remarkable home for modern family living. THE GREAT OUTDOORS is equally impressive, with ENCLOSED GARDENS occupying a 0.35 acre plot (stms) and enjoying far-reaching FIELD VIEWS. The SOUTH-FACING rear GARDEN is a haven of privacy, framed by mature hedging and trees, and features an extensive patio ideal for al fresco dining and entertaining. A secluded side garden invites relaxation, with ample space for a hot tub and direct access to the exterior home office. An OUTDOOR KITCHEN AREA and pergola overlook the tranquil pond and central feature planting, creating an idyllic backdrop for summer gatherings. The garden extends beyond the main boundary, providing dedicated areas for children's play and a working garden, while the integral DOUBLE GARAGE and detached DOUBLE CART LODGE offer ample parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended & Fully Modernised Family Home Extending to 2846 Sq. ft (stms)
- Private Driveway with Electric Gates
- Beautiful Open Plan Kitchen/Living Space
- Hall Entrance with Spacious & Sumptuous Sitting Room
- Study or Cinema Room
- Five First Floor Bedrooms
- Luxury En Suite & Family Bathroom
- Enclosed Gardens Occupying a 0.35 Acre Plot (stms) with 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 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

Approach via a private block paved driveway with an electric gated entrance, parking and turning space can be found within the front of the property, with access into the integral double garage and detached double cart lodge. An EV car charger is installed, with block paving leading to the entrance door, with an oak framed porch entrance, further shingled parking area and gated access leading to the exterior home office and rear gardens.

#### THE GRAND TOUR

Once inside, the reception hall offers the ideal meet and greet space with tiled flooring underfoot and exposed brickwork offering a characterful feel. Grand double doors open up to the principal sitting room and the kitchen/dining space beyond. A ground floor study or cinema room sits to your left hand side, with fitted carpet underfoot, with internal access leading to the double garage sitting opposite. Stepping through the double doors into the sitting room, a grand exposed brick built fireplace with an inset cast iron wood burner and tiled hearth creates a focal point to the room, with fitted carpet underfoot. Dual aspect views can be enjoyed via the side facing window and rear facing French doors, which enjoy a south facing aspect over the garden. As you enter the kitchen space Karndean herringbone style flooring flows underfoot with ample space for a dining table and views through the rear facing window - while stairs rise to the first floor. The kitchen is fully open plan and centred on a central island and breakfast bar, with a bespoke range of kitchen units incorporating a freestanding range style electric cooker. With an integrated dishwasher, fridge freezer and twin wine coolers, the herringbone flooring flows throughout the space leading seamlessly into a seating area with a feature cast iron wood burner sitting to one corner, with dual aspect views over the garden and velux windows sitting above. A door leads off to utility room which offers further storage space and an inset ceramic butler sink, with space for a washing machine and tumble dryer, with a range of built-in storage cupboards and pantry space, and a door leading out to the rear garden. A ground floor shower room leads off at the far end, with a three piece suite including built-in storage units and a corner shower cubicle, with a thermostatically controlled twin head rainfall shower and Aqua-board splashbacks.

Upstairs the carpeted landing enjoys a galleried view over the entrance, with twin velux windows flooding the space with excellent natural light. There is ample space within the landing for a desk or reading area, with various eaves storage access. The main double bedroom enjoys rear facing views across the south facing garden with fitted carpet underfoot and a built-in wardrobe with eaves storage access and a door to a private ensuite bathroom - featuring a three piece suite with storage under the hand-wash basin, and a freestanding rolled top bath with a mixer shower tap, all completed with wood effect flooring and feature wood panelling. The second bedroom sits opposite, with views across the front of the property, fitted carpet underfoot and exposed timber beams. The remaining three bedrooms offer a range of finishes with fitted carpet or exposed wood flooring, with a variety of built-in storage and eaves access. The rear bedroom includes a newly fitted range of full width wardrobes, exposed timber beams above. Completing the property, the family bathroom has been re-fitted to include a modern four piece suite with storage under the hand wash basin, corner shower cubicle with an Aqualisa twin head thermostatically controlled rainfall shower with built-in storage, tiles splashbacks and heated towel rail.

#### FIND US

Postcode : NR13 4QS

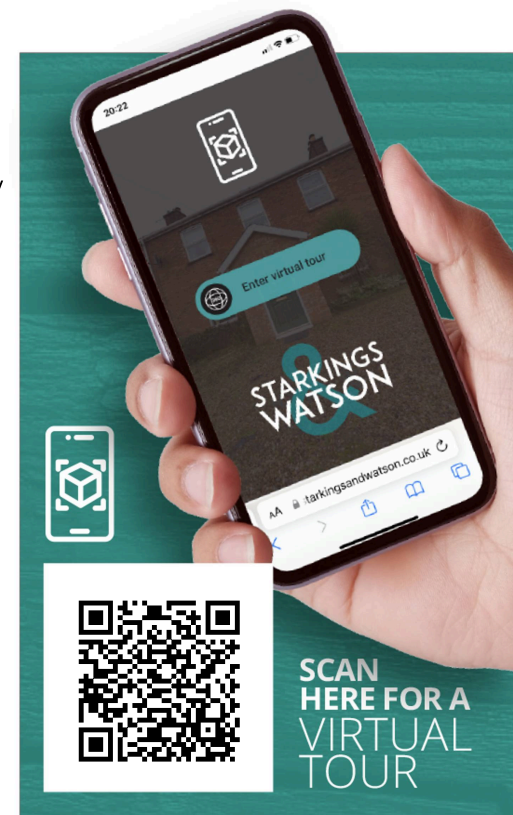
What3Words : ///ticking.devalued.state

#### VIRTUAL TOUR

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

#### AGENTS NOTES

The property also comes with CCTV and Home Security System serviced annually.



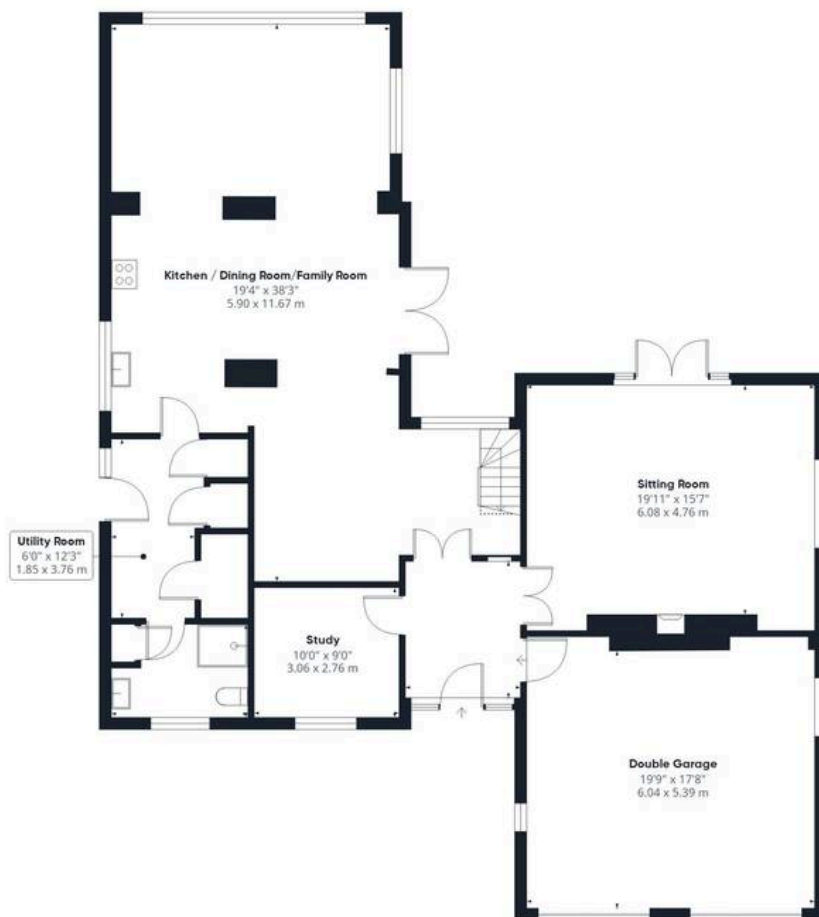




## THE GREAT OUTDOORS

The gardens enjoy a rare blend of open green space, extensive patio for dining, and a secluded side garden which invites with space for a hot tub, and access to the exterior garden office. An outdoor kitchen area and pergola sits to one side, overlooking the pond and central feature planting. With a south facing aspect, the rear hedge lines gives privacy, with various trees in your eye line. The garden extends beyond the main left boundary, creating an ideal space for kids play and a working garden. To the front, the driveway opens up, with the integral double garage accessed via twin up and over doors, whilst the detached double cart lodge offers further secure parking. The exterior home office offers a fully insulated space with power and lighting.

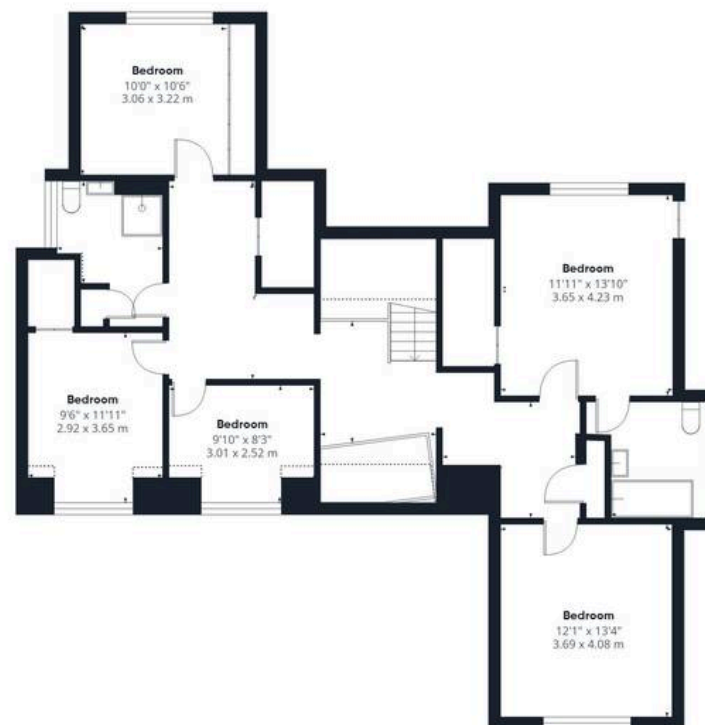




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

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

3011 ft<sup>2</sup>  
279.7 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>  
1.6 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.



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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 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.