



Charles Marler Way, Blofield - NR13 4TN



Charles Marler Way

Blofield, Norwich

NO CHAIN. Built in 2020 by HOPKINS HOMES, this mid-terrace TOWNHOUSE enjoys SOUTH FACING GARDENS, tandem driveway and a GARAGE. With over 1275 Sq. ft (stms) of accommodation, SPACIOUS ROOMS can be found across three floors, finished with double glazing and gas fired CENTRAL HEATING. The HALL ENTRANCE leads to a W.C and useful under-stairs storage, with doors to the 16' SITTING ROOM and 20' KITCHEN/DINING ROOM. The first floor offers TWO DOUBLE BEDROOMS including the second bedroom with BUILT-IN WARDROBE and EN SUITE, along with the adjacent family bathroom. Upstairs, on the TOP FLOOR is the main bedroom with further storage and an EN SUITE SHOWER ROOM. The REAR GARDEN is laid to LAWN with enclosed boundaries and gated access to the garage.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Hall Entrance with W.C
- 16' Sitting Room
- 20' Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom & Two En Suites
- South Facing Gardens
- Tandem Driveway & Garage

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 boasting an Outstanding Ofsted rating, local shops, garden centre 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 low maintenance lawned front garden is bordered with a range of mature planting and a hard standing footpath leading to the main entrance door. The garage and tandem driveway sits to the left hand side of the terrace row, with gated access also leading to the rear garden.



THE GRAND TOUR

The hall entrance is finished with wood effect flooring for ease of maintenance, with stairs rising to the first floor landing and a useful storage cupboard sitting below. As you enter the property to your right hand side, a ground floor W.C can be found with a two piece suite and tiled splash backs. The main sitting room is a fantastic size with fitted carpet underfoot and double doors which open up to the main kitchen/dining room. The kitchen area includes a range of wall and base level units with an inset gas hob, built-in high level electric double oven and extractor fan above. Tiled flooring runs underfoot for ease of maintenance with space for white goods and a cupboard housing the wall mounted gas fired central heating boiler. There is ample space for a dining table, whilst French doors lead to the rear garden.

Heading up to the first floor landing, with doors leading to two bedrooms which include the second bedroom complete with built-in double wardrobes, and en suite shower room which has a modern white three piece suite, tiled splash-backs and feature décor. The third bedroom sits to the rear of the property with a window to rear. The family bathroom completes this floor with a spacious room, half tiled walls and feature mirror.

The top floor is dedicated to the main bedroom with fitted carpet underfoot, velux window to rear and window to front, walk in-wardrobe for storage and a further en suite which includes a double shower cubicle, tiled splash backs and tile effect flooring underfoot.

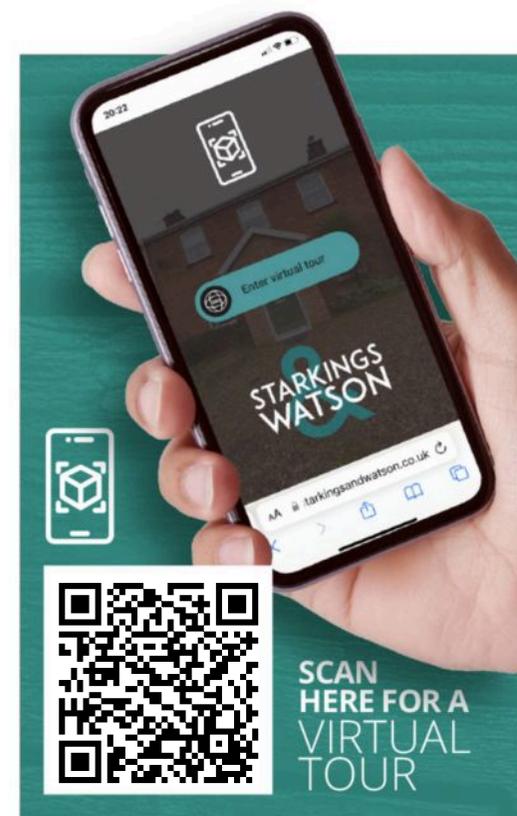
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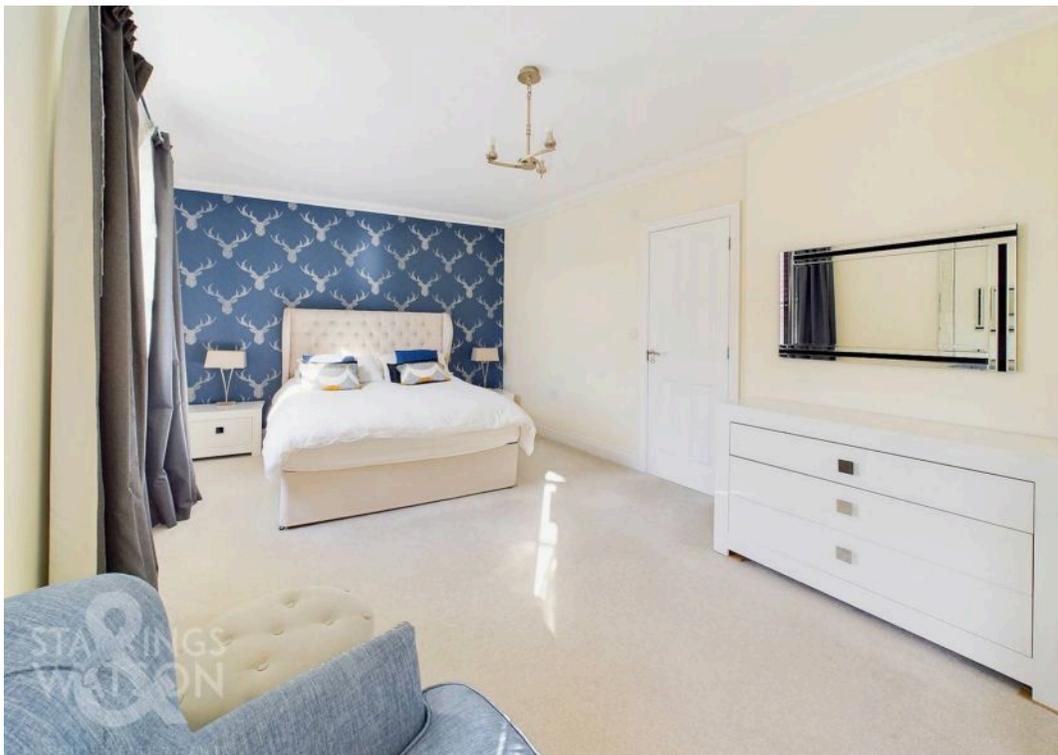
Postcode : NR13 4TN

What3Words : ///achieving.validated.napkins

VIRTUAL TOUR

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







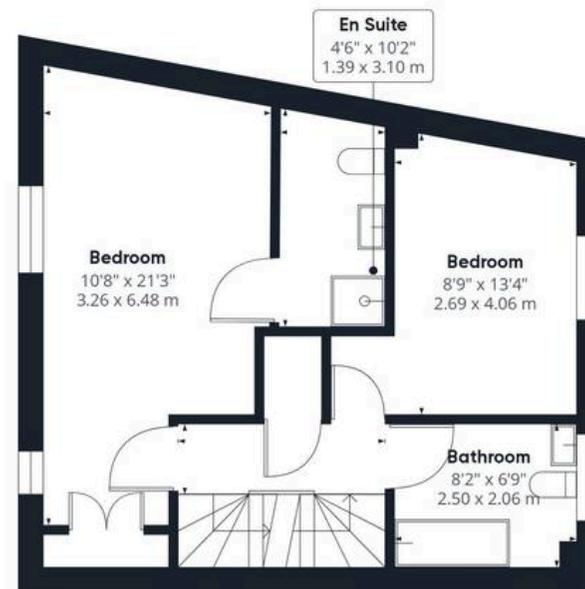
THE GREAT OUTDOORS

The rear garden enjoys a south facing aspect and has been pleasantly landscaped to include a central lawn, a range of planting and enclosed timber fence boundaries with a rear gated access. The garage offers an up and over door to front.

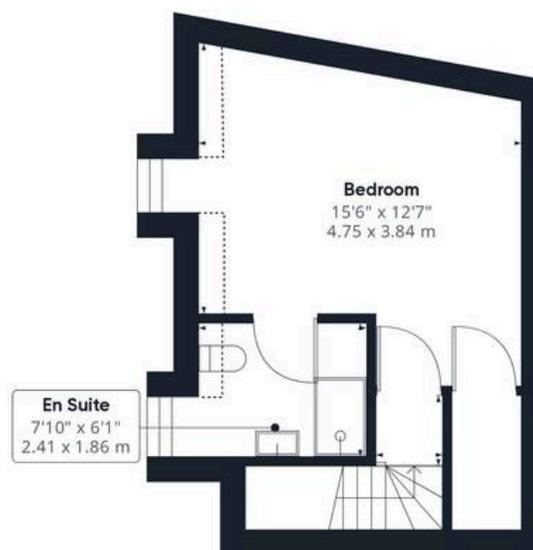




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1275.31 ft²
118.48 m²

Reduced headroom

28.74 ft²
2.67 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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.