

Alec East Road, Blofield - NR13 4UA

STARKINGS WATSON

HYBRID ESTATE AGENTS







Alec East Road

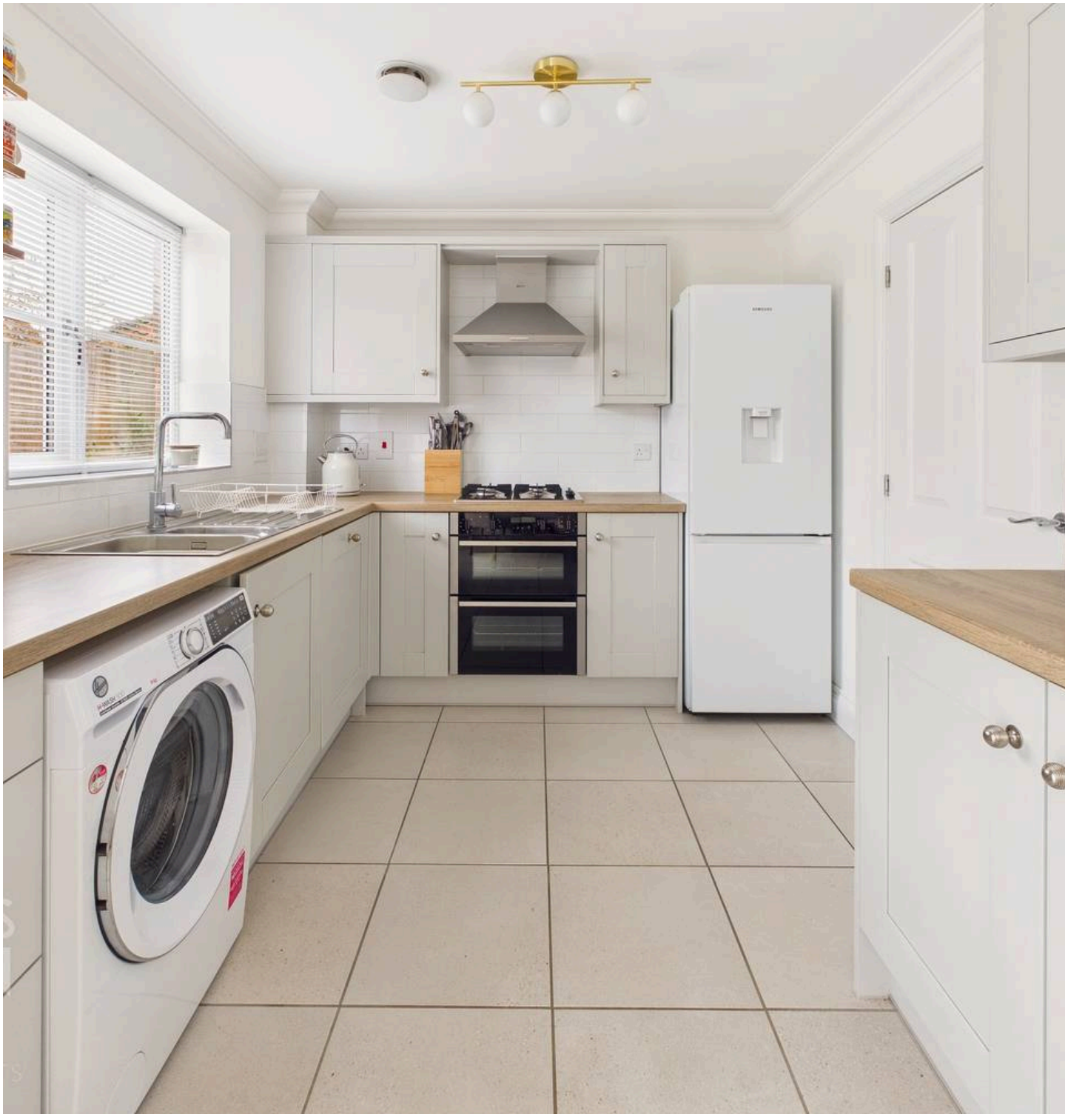
Blofield, Norwich

Built in 2022, this MID-TERRACE TOWNHOUSE offers approximately 1,042 SQ. FT (stms) of accommodation, with an IMMACULATE INTERIOR, modern decor and contemporary flooring throughout. The welcoming HALL ENTRANCE sets the tone for the home and includes a convenient W.C, before leading through to the living spaces. The 16' SITTING ROOM provides a comfortable setting in which to relax, with views over GREEN SPACE adding to its appeal. The 17' KITCHEN/DINING ROOM offers a versatile space for everyday meals and entertaining, complete with INTEGRATED APPLIANCES and FRENCH DOORS opening directly onto the garden. This connection between the kitchen and outside space creates a natural flow, making it easy to enjoy dining indoors or out. Upstairs, THREE DOUBLE BEDROOMS are arranged over TWO FLOORS, providing flexible accommodation for a range of needs. Whether used as bedrooms, guest accommodation or a dedicated workspace, these rooms offer versatility. TWO EN SUITES and a FAMILY BATHROOM serve the bedrooms, adding convenience and privacy for residents and guests alike.

With its modern presentation, well-planned layout and outlook over green space, this townhouse offers a welcoming home with space to enjoy both inside and out. THE GREAT OUTDOORS begins through the French doors of the kitchen/dining room, where the SOUTH FACING GARDEN provides a blank canvas ready to make your own. Landscaped across TWO TIERS, the garden combines practical areas for relaxing, dining and entertaining with space for planting and personal touches. A LARGE PATIO sits immediately outside the house, offering a setting for outdoor furniture and meals in the open air, with EXTERNAL LIGHTING adding a practical finishing touch. Gated access leads to the GARAGE and tandem driveway.

Council Tax band: C
Tenure: Freehold
EPC Energy Efficiency Rating: B

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.



- 2022 Built Mid-Terrace Townhouse with 1042 Sq. ft (stms) of Accommodation
- Immaculate Interior with Modern Decor & Flooring
- Hall Entrance with a W.C & 16' Sitting Room with Views Over Green Space
- 17' Kitchen/Dining Room with Integrated Appliances & French Doors to the Garden
- Three Double Bedrooms Over Two Floors
- Two En Suites & Family Bathroom
- Two Tier Landscaped South Facing Gardens with Patio & Lawned Areas
- Tandem Driveway & Garage

SETTING THE SCENE
An attractive low maintenance shingled frontage is bordered by planted beds, whilst a pathway leads to the front door. Off road parking can be found on the tandem driveway, which in turn leads to the single garage.

THE GRAND TOUR
Heading inside, the hall entrance is finished with wood effect flooring, where stairs rise to the first floor landing including built-in storage below. The ground floor W.C sits to one side, with attractive tiled splash-backs and a white two piece suite. The sitting room sits to the front, complete with attractive wood panelling and wood effect flooring. Double doors take you to the kitchen/dining room which stretches across the width of the property, complete with an L-shaped range of wall and base level units. Integrated cooking appliances include an inset gas hob and built-in electric double oven, with tiled splash-backs, space for fridge freezer and washing machine. A door takes you to the hall entrance, whilst space is provided for a dining table, complete with wood panelling and French doors to the garden.

Upstairs, the carpeted landing includes a built-in storage cupboard and doors taking you to the family bathroom and two bedrooms. The second bedroom sits to the front, with a built-in wardrobe, fitted carpet and door to a private en suite.

The three piece suite includes a walk-in shower cubicle, complete with tiled splash-backs and wood effect flooring. The family bathroom is finished in a similar style, with the three piece suite including a mixer shower tap, tiled splash-backs, heated towel rail and wood effect flooring.

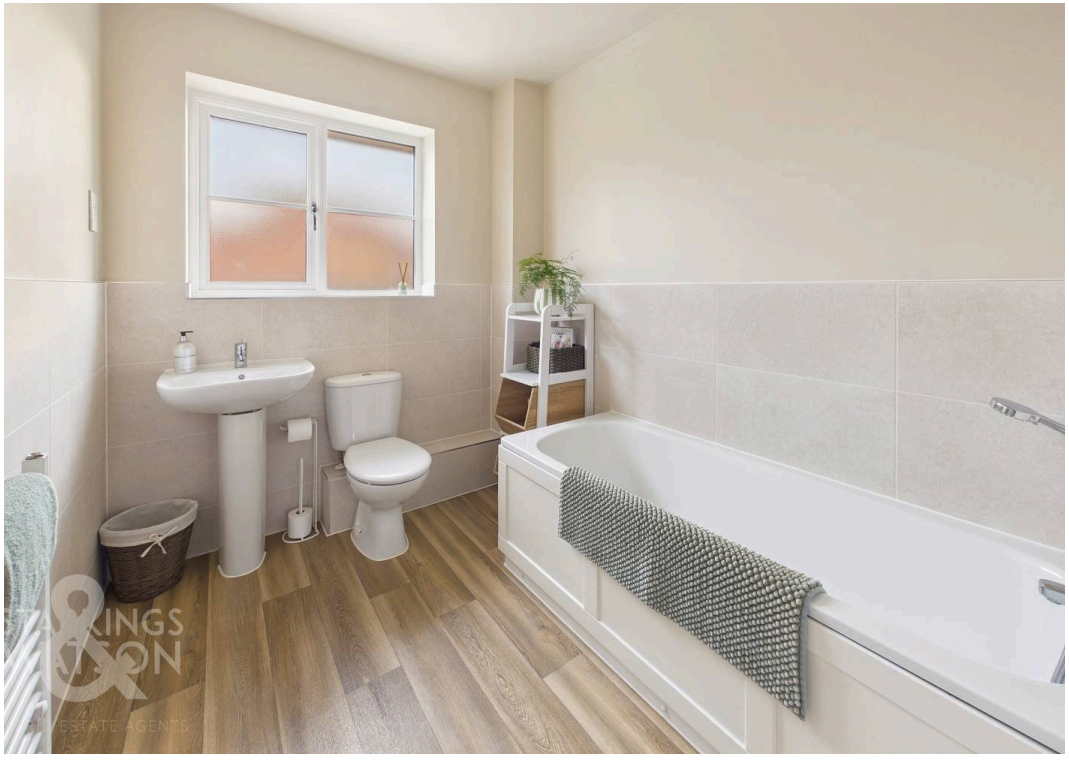
The top floor completes the property, with a private landing leading to the main double bedroom. Finished with attractive wood panelling, and a velux window to front, storage is built-in to one side, with a door taking you to the en suite. Attractive tiling creates a splash-back in the en suite, with a three piece suite including a walk-in double shower cubicle and wood effect flooring.

FIND US
Postcode : NR13 4UA
What3Words : ///accented.causes.storybook

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

AGENTS NOTE
An annual service charge is due for the upkeep of communal green space on the development.

















THE GREAT OUTDOORS

Stepping through French doors in the kitchen/dining room you are presented with a blank canvas, ready to make your mark. A large patio has been laid , perfect for outside dining and entertain with external lighting. To the right hand side, raised planters sit with pebbled surround. Up a few steps, a lawned area sits in the centre, again flanked by pebbled flooring and tiles. To the very rear, a latch and brace gate for further access. The whole garden has been made secure with wooden post and panels.







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Approximate total area(1)

1042 ft²

96.8 m²

Reduced headroom

24 ft²

2.2 m²

(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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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