



CORNER HOUSE WOODBASTWICK ROAD BLOFIELD, NR13 4QH

£525,000
FREEHOLD

Nestled on Woodbastwick Road in the charming village of Blofield Heath, this exquisite high-spec new build property offers a perfect blend of modern living and comfort. As you enter, you are greeted by a welcoming entrance hall featuring an elegant oak staircase with glass balustrades, setting the tone for the rest of the home.

The generous lounge provides an ideal space for relaxation, while the high-spec kitchen and dining room is a true highlight, boasting integrated appliances and stunning quartz worktops, perfect for culinary enthusiasts. The ground floor also accommodates a fourth bedroom, a cloakroom, and a practical utility room, ensuring convenience for family living.

Ascending to the galleried landing, you will find the main bedroom, which is a luxurious retreat complete with a walk-in wardrobe and an en suite bathroom. Two further

elizabeth
James
sales



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1267 ft²
 117.6 m²

Reduced headroom
 51 ft²
 4.7 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

Residential Sales
 74 Pakefield Road
 LOWESTOFT
 Suffolk
 NR35 0HX

01502 464955
 hello@ej-homes.co.uk
<https://www.ej-homes.co.uk/>

elizabeth
 James
 sales