



Ropes Walk, Blofield - NR13 4JB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Ropes Walk

Blofield, Norwich

Set in a popular CUL-DE-SAC LOCATION, this attractive DETACHED BUNGALOW offers a superb blend of comfort and convenience within WALKING DISTANCE TO SHOPS and TRANSPORT LINKS. The property opens to a welcoming entrance hall leading into a generous 17' SITTING/DINING ROOM, perfect for entertaining or relaxing with family. The adjoining CONSERVATORY is flooded with natural light and features FRENCH DOORS opening directly onto the garden, creating a seamless transition between indoor and outdoor living. The FITTED KITCHEN is thoughtfully designed with ample work surfaces, a range of base and wall units, and SPACE FOR APPLIANCES, making it ideal for keen cooks. TWO well-proportioned BEDROOMS provide peaceful retreats, with the main bedroom benefitting from garden views. A modern SHOWER ROOM and separate en suite W.C. complete the interior accommodation, offering practical and stylish facilities. Immaculately presented throughout, this bungalow is ready for immediate occupation, while offering scope for personalisation to suit your taste. The REAR GARDEN is a true highlight, designed for both relaxation and activity. A spacious patio seating area extends from the conservatory, providing an ideal spot for alfresco dining or morning coffee.



The garden is beautifully enclosed for privacy, with a lush lawn to the side, well stocked flowerbeds brimming with mature planting and vibrant shrubs, and a charming shingled walkway that adds character. OFF ROAD PARKING and a GARAGE sit adjacent.

Council Tax band: B

Tenure: Freehold

- Detached Bungalow in a Cul-De-Sac Setting
- Walking Distance to Shops & Transport Links
- 17' Sitting/Dining Room
- Conservatory with French Doors to the Garden
- Fitted Kitchen with Space for Appliances
- Two Bedrooms
- W.C & Shower Room
- Enclosed Private Garden with Well Stocked Flowerbeds

Blofield is situated East of the Cathedral City of Norwich. The Village itself provides good transport links via both the Brundall and Lingwood railway stations along with regular bus routes to Norwich and Great Yarmouth. A wide range of amenities include a village school with an Outstanding Ofsted rating, local shops, garden centre and a public house. Conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.



SETTING THE SCENE

Enjoying a cul-de-sac setting with a sweeping lawned front garden, the adjacent hard standing driveway offers off road parking with access to the garage, and a footpath taking you to the main entrance door.

THE GRADN TOUR

Once inside, wood effect flooring flows through the hall entrance with a built-in storage cupboard and doors taking you to the bedroom and living accommodation. The main sitting room sits at the far end of the hall entrance with a wall mounted gas fire and fitted carpet within the main living area. This open plan sitting/dining room offers wood effect flooring to one side and space for a dining table with a side facing window and door taking you to the conservatory beyond - extending the living space with full height windows to the side and rear. French doors lead out to the garden with tiled flooring underfoot. The kitchen sits to the front of the property enjoying dual aspect views to front and side with a u-shaped arrangement of wall and base level units including space for an electric cooker with stainless steel splash-back and extractor fan. Tiled flooring runs around the work surface with space for a fridge freezer, washing machine and dishwasher, with tile flooring underfoot. The two bedrooms are both finished with wood effect flooring and uPVC double glazing. The main bedroom sits to the rear and includes a run of built-in wardrobes and over bed storage. The second bedroom includes an en suite W.C and front facing window. Completing the property is the family shower room with a white three piece suite including a walk-in shower cubicle with electric shower and aqua-board splash-backs with tiled splash-backs, tiled flooring and heated towel rail.

FIND US

Postcode : NR13 4JB

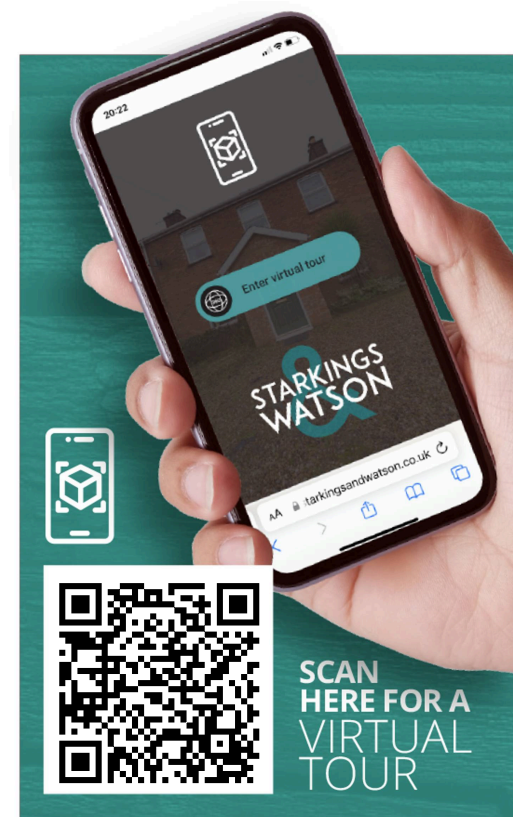
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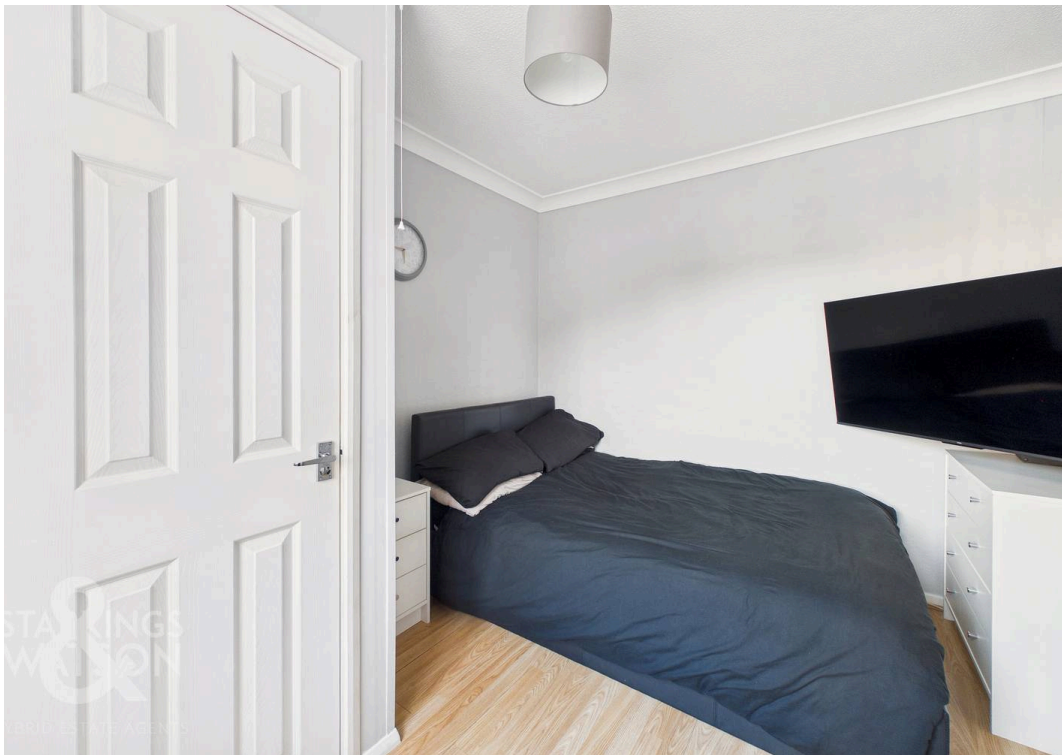
VIRTUAL TOUR

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

AGENTS NOTE

This property falls within Section 21 of the 1979 Estate Agents Act as the owner of this property is related to an employee of Starkings & Watson. For the sake of clarity, before entering into negotiations please seek clarification on this point.



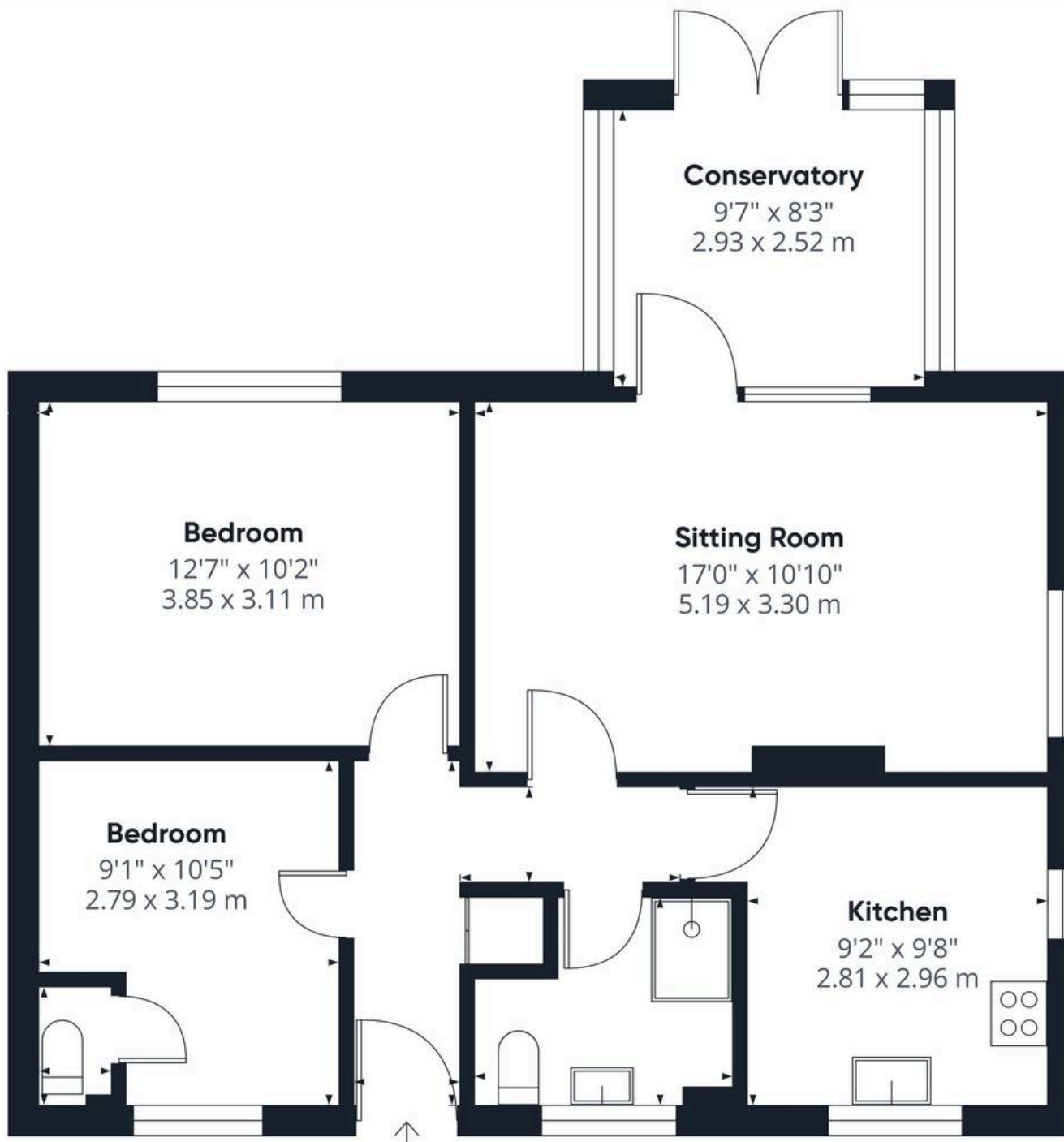




THE GREAT OUTDOORS

The rear garden includes a lawned expanse to the side and a large patio seating area extending from the conservatory. A shingled walkway creates a feature, with a range of mature planting and shrubbery, ample space for the keen gardener including a hard standing storage area and growing space, and room for storage sheds. Gated access leads to the front of the property and driveway, with an outside water supply, timber fence boundaries and brick walling to one side. The garage is accessed via an up and over door to front, with storage above, power and lighting.





Approximate total area⁽¹⁾

678 ft²
62.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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