



Cardun Close, Blofield - NR13 4SD

**STARKINGS
&
WATSON**

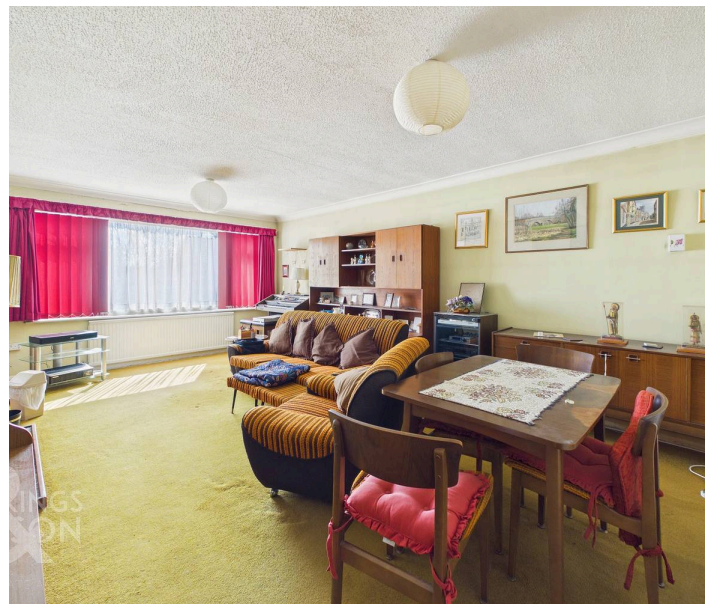
HYBRID ESTATE AGENTS



Cardun Close

Blofield, Norwich

Guide Price £225,000-£235,000. NO CHAIN!
This DETACHED BUNGALOW, tucked away in a peaceful CUL-DE-SAC, offers HUGE POTENTIAL to UPDATE and MODERNISE, making it an ideal choice for a variety of buyers. The spacious 19' SITTING/DINING ROOM provides a welcoming central hub for entertaining or relaxing, with ample natural light enhancing the sense of space. The well-appointed KITCHEN is complemented by a separate UTILITY ROOM, providing practical solutions for every-day living and additional storage. With FLEXIBLE LAYOUT OPTIONS, the property currently offers POTENTIAL FOR THREE BEDROOMS, allowing you to adapt the space to suit your needs, whether that be for family living, a home office, or guest accommodation. The accommodation is completed by a SEPARATE W.C and a FAMILY BATHROOM, both ready for modernising. Throughout, you will find built-in storage solutions and easy access to all rooms from a central hallway, ensuring a practical and well-organised home. The LOW MAINTENANCE GARDEN is fully enclosed by timber panel fencing for privacy and security.



The garden is laid to patio, providing the perfect spot for alfresco dining or enjoying the sun, while a range of established planting adds interest and greenery year-round. A convenient side access gate leads directly to the front of the property, TANDEM DRIVEWAY and GARAGE.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Bungalow in a Cul-De-Sac Setting
- 19' Sitting/Dining Room
- Kitchen & Separate Utility Room
- Potential for Three Bedrooms
- Separate W.C & Family Bathroom
- Low Maintenance Garden
- Tandem Driveway & Garage Parking

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

Occupying a cul-de-sac setting and approached via a hard standing tandem drive way, off road parking is provided for several vehicles whilst a low level mature hedge encloses the front garden. Access leads to the gated rear garden, garage and main entrance hall.

THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet and includes twin built in storage cupboards, and doors lead into the bedroom and living accommodation. As you enter, the kitchen sits to your right hand side with a fitted range of wall and base level units, including space for an electric cooker and general white goods - including a fridge freezer. A window faces to rear overlooking the garden whilst a door takes you to the side access and garage. The adjacent utility room could easily be a bedroom and currently houses further storage with space for a washing machine and sink unit. The second bedroom sits to the rear the property overlooking the garden with a built-in range of wardrobes and fitted carpet underfoot. A separate W.C and family bathroom can be found from the main hall entrance. The bathroom includes a two piece suite with tile splash-backs. The main bedroom sits at the front of the bungalow with a further range of built-in wardrobes and storage, uPVC double glazed window and fitted carpet. Completing the property is the main open plan sitting/dining room with a feature fireplace creating a focal point to the room, with fitted carpet underfoot and uPVC double glazed window to front.

FIND US

Postcode : NR13 4SD

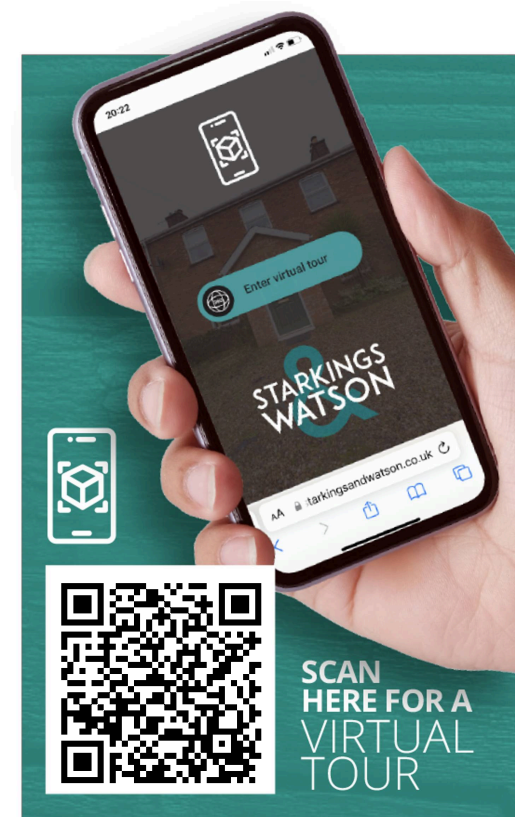
What3Words : ///documents.tadpoles.manliness

VIRTUAL TOUR

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

AGENT NOTE

The property is located close to a restaurant and village shop.

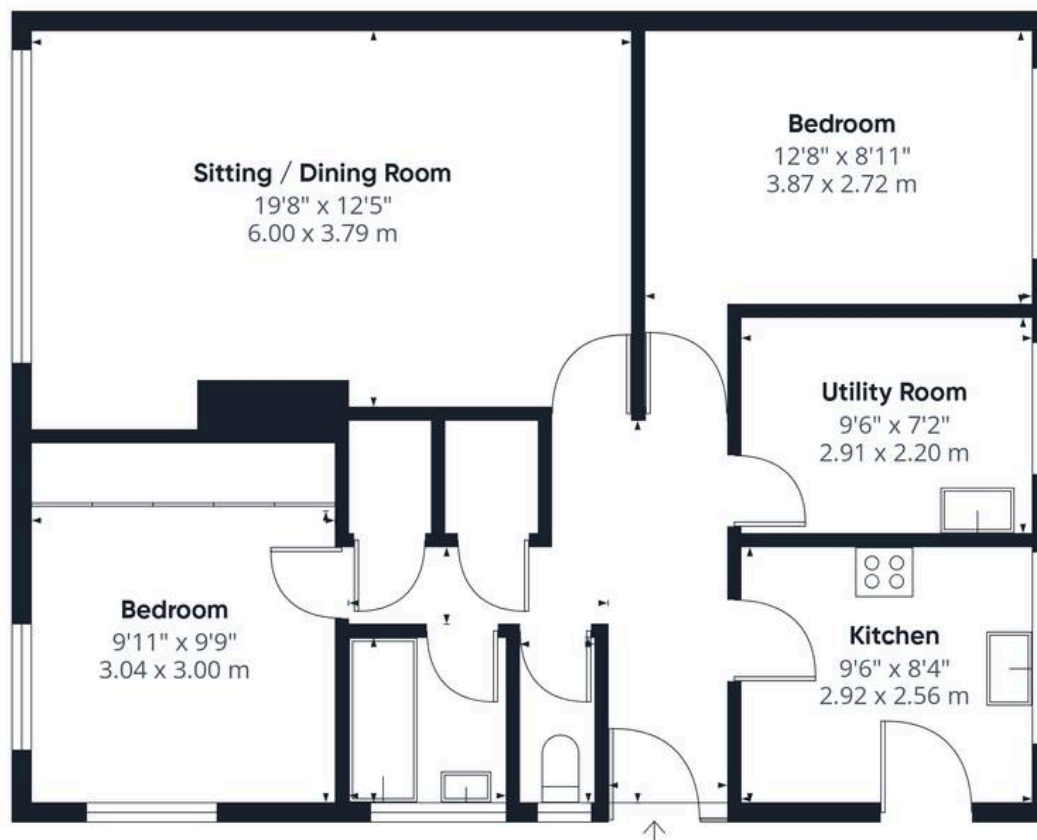




THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing whilst being laid to patio for a low maintenance finish. A range of planting can be found with the oil tank tucked away to one corner, and the side access leading to the front driveway. The adjacent garage is accessed via an up and over door to front with a window to side.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

950 ft²
88.2 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



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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.