



North Street, Blofield - NR13 4RH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



North Street

Blofield, Norwich

SUBSTANTIALLY RE-BUILT, EXTENDED, and MODERNISED IN 2023, this impressive FOUR BEDROOM DETACHED BUNGALOW offers a rare blend of TRADITIONAL CHARACTER and CONTEMPORARY COMFORTS, all set within a generous 0.24 ACRE PLOT (stms) in the heart of the village. With a FLEXIBLE LAYOUT spanning approximately 1289 Sq. ft (stms), the property provides versatile living spaces perfect for families, professionals, or those seeking SINGLE-LEVEL LIVING. Step into the welcoming entrance hall, where new roofing, heating, electrics, and plumbing ensure peace of mind and efficiency throughout. The heart of the home is the SPECTACULAR 19' SITTING/DINING ROOM, boasting a VAULTED CEILING and TWIN SETS OF FRENCH DOORS that flood the space with natural light and provide an effortless connection to the outdoors. The FULLY FITTED KITCHEN is complemented by an adjacent STUDY/FAMILY ROOM, offering flexibility for home working or play. FOUR BEDROOMS provide ample accommodation, with the main bedroom featuring an EN SUITE SHOWER ROOM, while a modern family bathroom with a SHOWER and a separate W.C. cater to busy households.



Quality finishes, practical storage solutions, and a CENTRAL VILLAGE LOCATION - close to the new primary school and backing onto the new village park, complete this exceptional offering. Heading outside, to the side there is practical storage and a GARAGE, complemented by GATED ACCESS to the LARGE DRIVEWAY. Step out from the rear French doors onto a PATIO SEATING AREA, ideal for alfresco dining or morning coffee, framed by charming TIMBER PICKET FENCING. The MAIN LAWN GARDENS extend beyond, offering a generous, private retreat screened by high-level hedging and mature shrubbery.

- Substantially Re-built, Extended & Modernised in 2023
- Approx. 0.24 Acre Plot (stms) with a Large Driveway & Garage Storage
- Flexible Layout of 1289 Sq. ft (stms)
- New Roofing, Heating, Electrics & Plumbing Throughout
- 19' Sitting/Dining Room Under a Vaulted Ceiling with Twin Sets of French Doors
- Fully Fitted Kitchen & Adjacent Study/Family Room
- Four Bedrooms with Flexible Uses
- W.C, En Suite to the Main Bedroom & Family Bathroom with a Shower



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

Set back from the road, the property is approached by a large shingled frontage offering ample off-road parking and turning space, with a low-level brick wall creating a front boundary. Various mature planting, shrubbery, and hedging can be found to both sides, with a footpath taking you to the main entrance door and five-bar timber gate taking you to the side of the property, where the rear gardens can be found.

THE GRAND TOUR

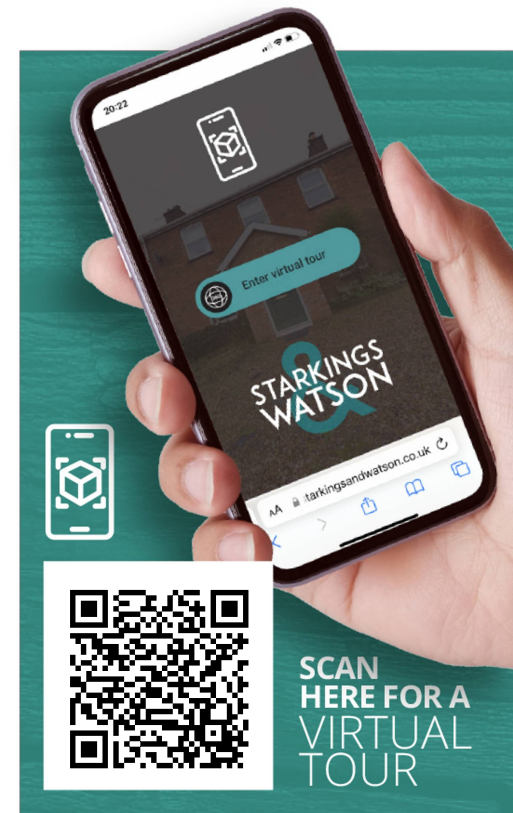
Stepping inside, the hall entrance offers wood effect flooring and a recessed barrier mat, creating the ideal family-friendly entrance, with doors leading off to the bedroom and living accommodation. Immediately as you enter, the principal double bedroom can be found, with a front-facing window and continued wood effect flooring underfoot. A private ensuite shower room leads off with a white three-piece suite including a walk-in shower cubicle, tiled splash-backs, and heated towel rail. Sitting opposite, two further double bedrooms can be found, both finished in a similar style including wood effect flooring and uPVC double glazing. The ground floor W.C is conveniently located with a white two-piece suite including storage under the hand wash-basin and a heated towel rail. From the hall entrance, a door takes you to the first of the reception rooms, which is an open-plan study/family room, creating a versatile space which could also double up as a formal dining area.

Wood effect flooring continues underfoot with a walk-in bay window to the side and a glazed door to the inner hallway. The kitchen leads off with a fitted range of wall and base level units in a high gloss style, with wood effect work surfaces and tiled splash-backs. Integrated cooking appliances include an inset electric ceramic hob with a glass splash-back and extractor fan, along with a built-in eye-level electric double oven. Space is provided for a fridge-freezer, dishwasher, washing machine, and tumble dryer, with side and rear-facing windows and a door leading out to the garden. Tiled flooring flows underfoot for ease of maintenance, whilst a door takes you to the inner hallway with a built-in storage cupboard and continued wood-effect flooring. At the far end, the main sitting room can be found, alongside a further double bedroom and the family bathroom. The bedroom offers a versatile range of uses as reception or bedroom accommodation with wood effect flooring underfoot and a side-facing window. The family bathroom offers a contemporary white four-piece suite including a low-level WC, hand wash basin with storage below, panelled bath with mixer shower tap and walk-in shower cubicle with a thermostatically controlled shower, tiled splash-backs, tiled flooring, and heated towel rail. The main sitting room enjoys an open-plan feel with a vaulted ceiling above. Triple aspect views include twin sets of French doors to the outside, whilst being finished with wood effect flooring underfoot, with ample space for soft furnishings and a dining table.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E







THE GREAT OUTDOORS - Heading outside, the gardens continue to the side and rear of the bungalow, with the side predominantly offering a storage area with a garage and gated access to the driveway. Heading from the rear French doors in the sitting room, a patio seating area can be found with timber picket fencing enclosing the main lawn gardens beyond. Screened behind high-level hedging and shrubbery, the garden remains private and secluded whilst being mainly laid to lawn and including a wide variety of mature planting shrubbery to all sides. Huge potential exists to further landscape the space and introduce further storage if required.

FIND US

Postcode : NR13 4RH

What3Words : ///legend.clinking.reduction

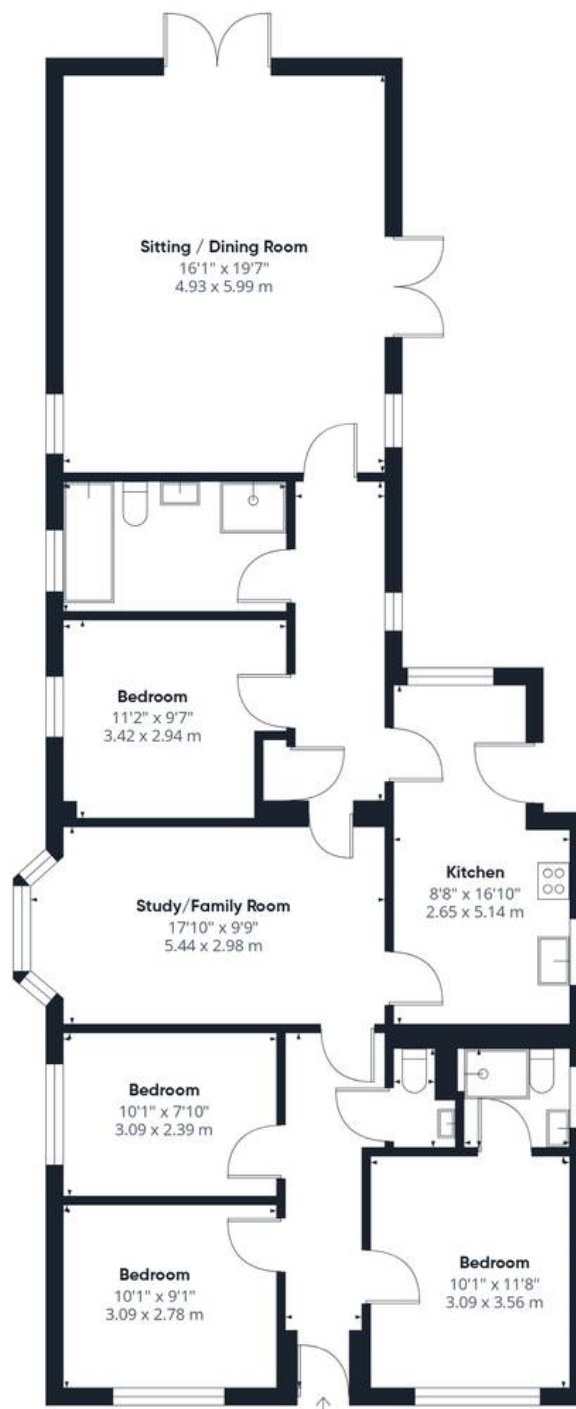
VIRTUAL TOUR

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

AGENTS NOTES

The property was substantially re-built after an accidental fire in 2023. The works took over 15 months, with the property re-built to modern building regulations, including roofing, electrics, heating, plumbing and windows.





Approximate total area⁽¹⁾

1289 ft²

119.8 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.