



Ropes Walk, Blofield - NR13 4JB

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Ropes Walk

Blofield, Norwich

NO CHAIN. This MODERNISED DETACHED BUNGALOW is set in a QUIET CUL-DE-SAC, offering a turn-key opportunity with a CONTEMPORARY OPEN PLAN LAYOUT - updated in 2022. The heart of the home is a 17' OPEN PLAN LIVING SPACE, seamlessly connecting the FULLY FITTED KITCHEN to the dining and lounge areas, ideal for both entertaining and every-day living. The KITCHEN offers ample storage with a SOLID WOOD WORK SURFACE and BUTLER SINK. BI-FOLDING DOORS open directly to the garden, creating a wonderful sense of indoor-outdoor flow. There are THREE BEDROOMS, each with ample natural light, and a MODERN FAMILY BATHROOM featuring a separate shower for added convenience. The property is arranged across approximately 773 sq. ft (stms), offering a practical and versatile layout. Additional benefits include a GARAGE with ELECTRIC ROLLER DOOR, TWIN DRIVEWAYS (front drive laid to resin), and gas fired central heating. THE GREAT OUTDOORS offers a SOUTH FACING SECLUDED GARDEN, thoughtfully landscaped



with mature planting, shrubbery, and enclosed by timber panel fencing and established hedging for maximum privacy. A DECKED SEATING AREA with retractable awning leads directly from the bi-folding doors, perfect for al fresco dining or relaxing in the sun. Further into the garden, a PATIO AREA sits in front of a TIMBER BUILT SUMMER HOUSE, providing an additional retreat or workspace.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow in a Cul-De-Sac Setting
- Updated & Modernised in 2022 with an Open Plan Layout
- South Facing Secluded Gardens
- Approx. 773 Sq. ft (stms) with a 17' Open Plan Living Space
- Three Bedrooms & Family Bathroom with a Separate Shower
- Fully Fitted Kitchen with Bi-Folding Doors Opening to the Garden
- Garage with Electric Roller Door & Twin Driveways with the Front Drive Laid to Resin



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 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 is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

### SETTING THE SCENE

Tucked in the corner of the cul-de-sac, a resin driveway offers off road parking directly in front of the bungalow with access leading to the garage. A further shingle driveway and parking area leads to the side of the property, whilst a range of mature planting and shrubbery can be found to the front, with gated access to the garden and steps leading to the main entrance door.

### THE GRAND TOUR

Once inside, the hall entrance offers wood effect flooring underfoot with an open aspect to the main living space, and doors leading off to the bedroom and bathroom accommodation. Three bedrooms sit neatly to one side of the property finished with fitted carpet and uPVC double glazing, whilst all enjoying a neutral decor. The family bathroom comprises a white four piece suite with a hand wash basin set within a vanity unit, with storage cupboard under, panelled bath with mixer shower tap and a walk-in double shower cubicle, with a thermostatically controlled twin head rainfall shower complete with tiled splash-backs and heated towel rail. The main living space offers an open plan aspect enjoying the south sun with bi-folding doors opening up to the rear garden and decked seating area. Wood effect flooring flows underfoot with triple aspect windows to front, side and rear, whilst ample space is provided for soft furnishings and a dining table.

The kitchen offers a u-shaped arrangement of wall and base level units with solid wood work-surfaces and integrated cooking appliances, including an inset electric ceramic hob and built-in electric double oven with tiled splash-backs and extractor fan. A ceramic butler sink sits to one side, with an integrated fridge freezer, and a washing machine.

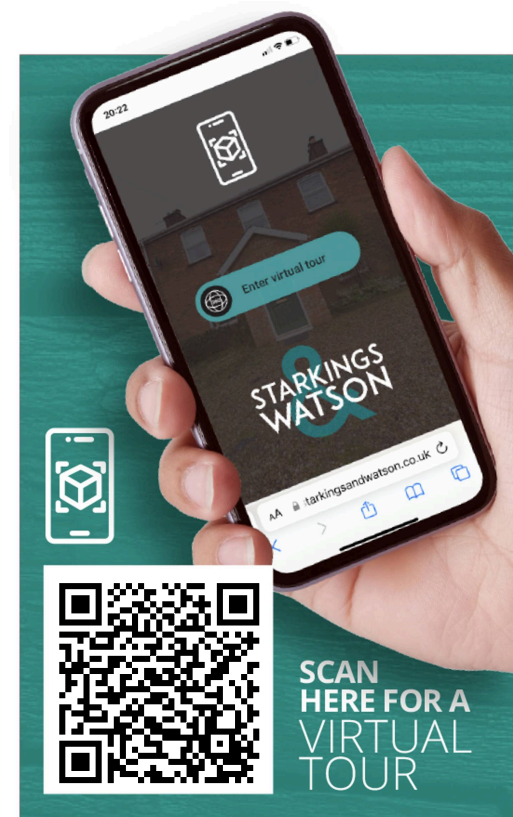
FIND US

Postcode : NR13 4JB

What3Words : ///chills.treat.expensive

VIRTUAL TOUR

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



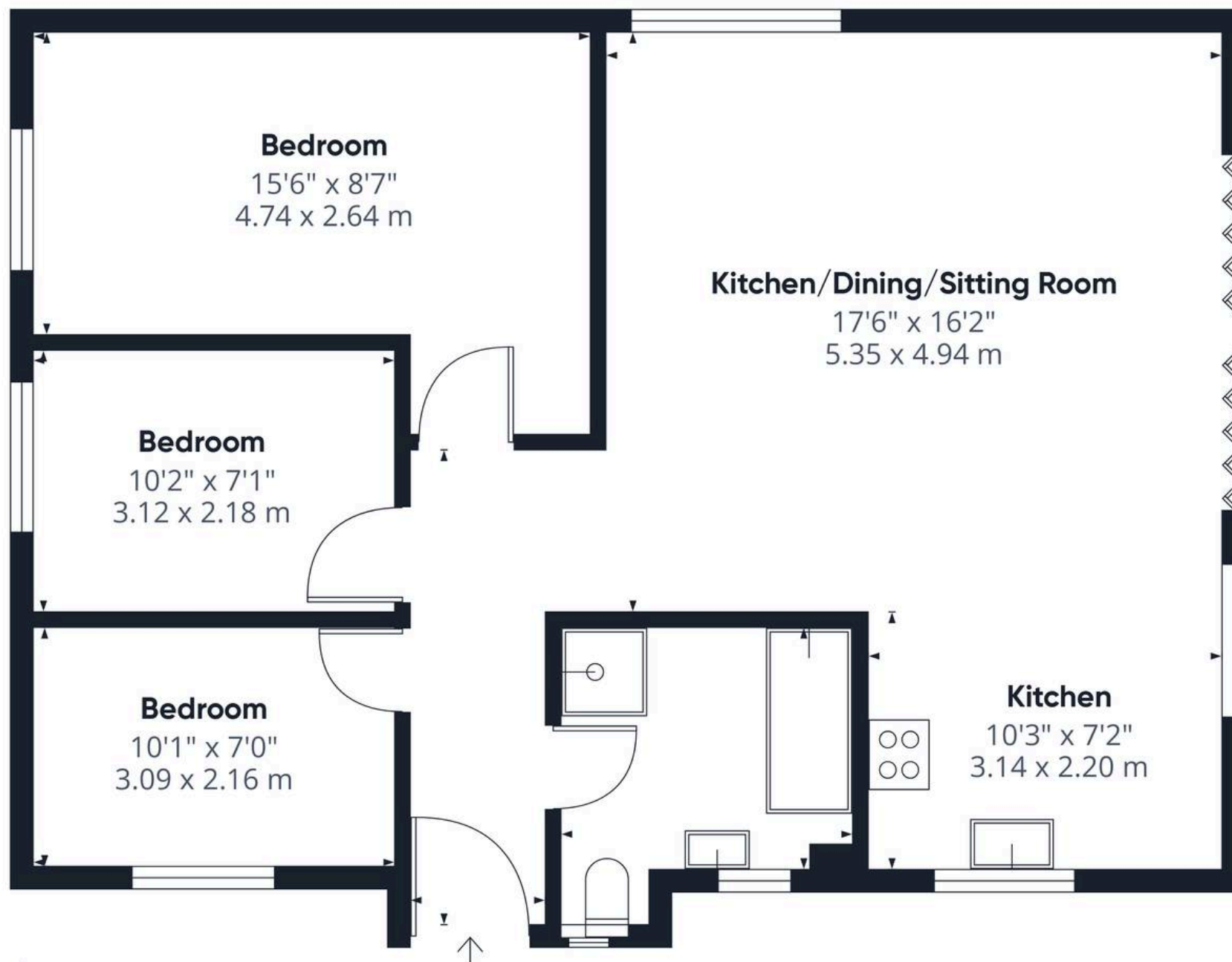




## THE GREAT OUTDOORS

The gardens sit to the side of the bungalow offering a wealth of mature planting and shrubbery, whilst being enclosed within timber panel fencing and mature hedging. A decked seating area and awning leads directly from the bi-folding doors, with a patio seating area sitting in front of the timber built summer house. Outside power and water supplies are installed, whilst to the rear of the property, access leads to a timber built storage shed, whilst the front access leads to the driveway, along with access to the garage which enjoys an electric roller door to front, side access door, storage above, power and lighting.





Approximate total area<sup>(1)</sup>

773 ft<sup>2</sup>

71.9 m<sup>2</sup>

(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.

GIRAFFE 360





## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto: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 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.