



Charles Marler Way, Blofield - NR13 4TX

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Charles Marler Way

Blofield, Norwich

SPACIOUS FIRST FLOOR APARTMENT with PRIVATE ENTRANCE. This impressive TWO BEDROOM HOME offers approximately 740 SQ. FT (stms) of well-planned accommodation, perfect for modern living. The PRIVATE HALL provides a welcoming entrance, with stairs rising to a generous first floor landing - ideal for STORAGE or a STUDY AREA. The OPEN PLAN KITCHEN/LIVING space is designed for both comfort and practicality, enjoying DUAL ASPECT WINDOWS, and featuring INTEGRATED COOKING APPLIANCES, clever flooring transitions with CARPET TO THE SITTING AREA and TILING TO THE KITCHEN, and ample room for a DINING TABLE. Both bedrooms are well-proportioned DOUBLES, with the principal bedroom benefitting from a BUILT-IN WARDROBE and EN SUITE SHOWER ROOM, while a separate FAMILY BATHROOM serves guests and the second bedroom. Enjoy FAR REACHING VIEWS ACROSS THE VILLAGE from multiple aspects, adding a sense of light and space throughout.



With TWO ALLOCATED PARKING SPACES, excellent access to the A47 and Norwich, this property combines convenience with a desirable lifestyle.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Spacious First Floor Apartment with Private Entrance
- Two Allocated Parking Spaces
- Approx. 740 Sq. ft (stms) of Accommodation
- 20' Dual Aspect Open Plan Kitchen/Living
- Two Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Far Reaching Views Across the Village
- Excellent Access to the A47 & Norwich

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

Occupying a prominent position to the front of the development, allocated parking can be found in the residents car park, along with access to the communal facilities and bin store. The main entrance sits on Charles Marler Way itself.

THE GRAND TOUR

The entrance hall includes stairs which rise to the first floor landing, with fitted carpet under foot, and ample space for coats and shoes. The first floor landing offers a light and bright feel, with a rear facing window and built-in storage cupboard, whilst there is further storage or study space. Doors lead off to the bedrooms, and main living accommodation, which incorporates a fully open plan space with dual aspect windows. With fitted carpet in the main sitting area, there is ample space for soft furnishings and a dining table, with a clever transition to tiled flooring within the kitchen. The u-shaped arrangement of high gloss units includes integrated cooking appliances, with an inset gas hob and built-in electric double oven. Tiled splash-backs run around the work surface, with space provided for a fridge freezer, washing machine and dishwasher. Both bedrooms are finished with fitted carpet, whilst the main bedroom includes a built-in double wardrobe. A private en-suite shower room includes a double shower cubicle, finished with a thermostatically controlled shower and tiled splash-backs. Finished in a similar style, the family bathroom offers a three piece suite with a mixer shower tap, tiled splash-backs and wood effect flooring.

FIND US

Postcode : NR13 4TX

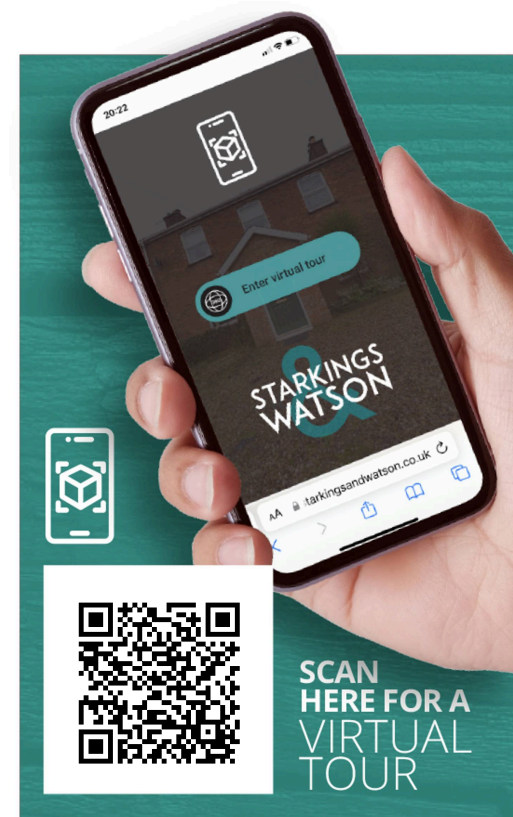
What3Words : ///vanished.songbook.lush

VIRTUAL TOUR

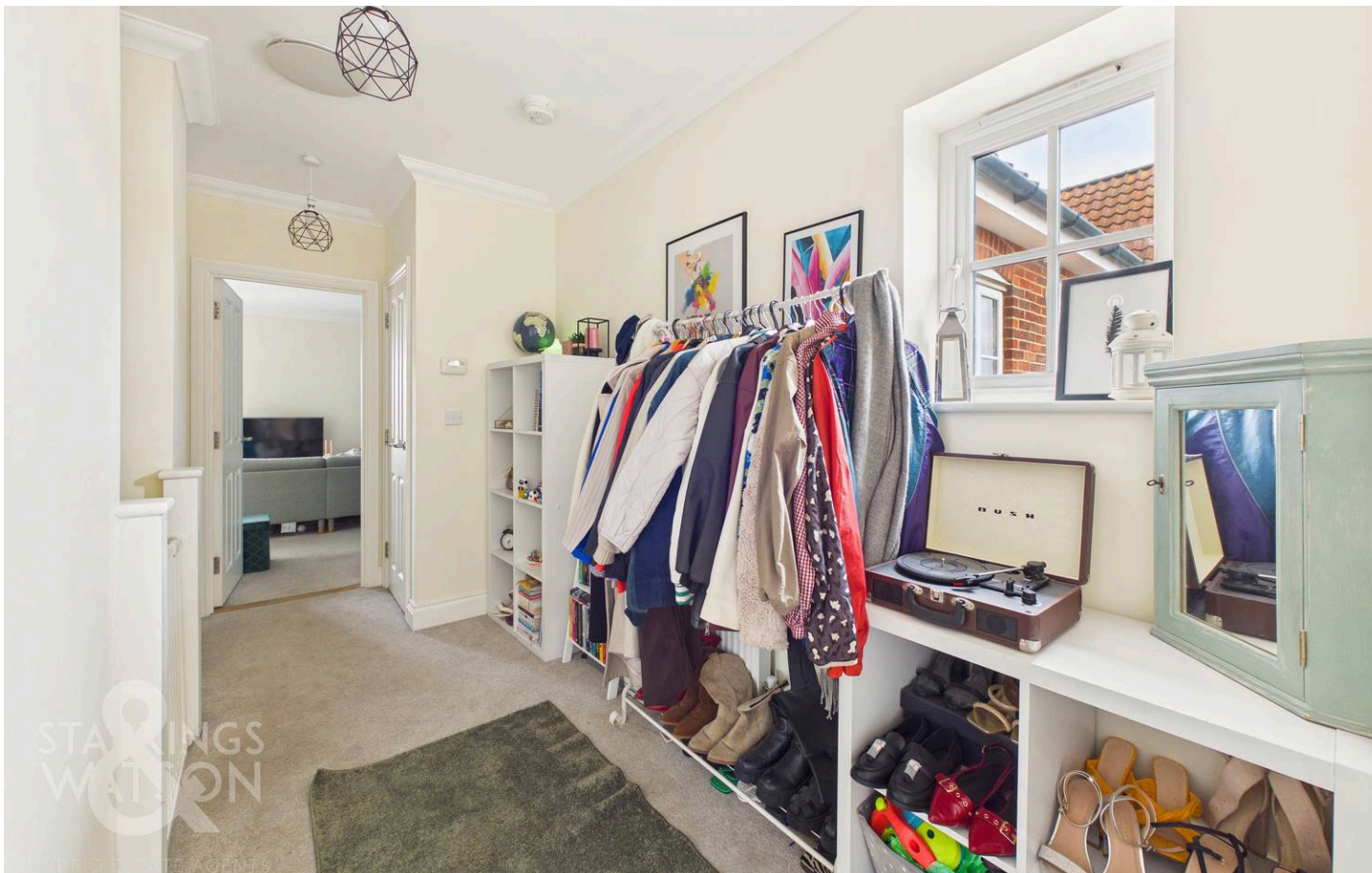
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is sold on a leasehold basis with around 117 years remaining on the lease. An annual ground rent of £130 is due, with the service charge equating to approximately £65.73 PCM.



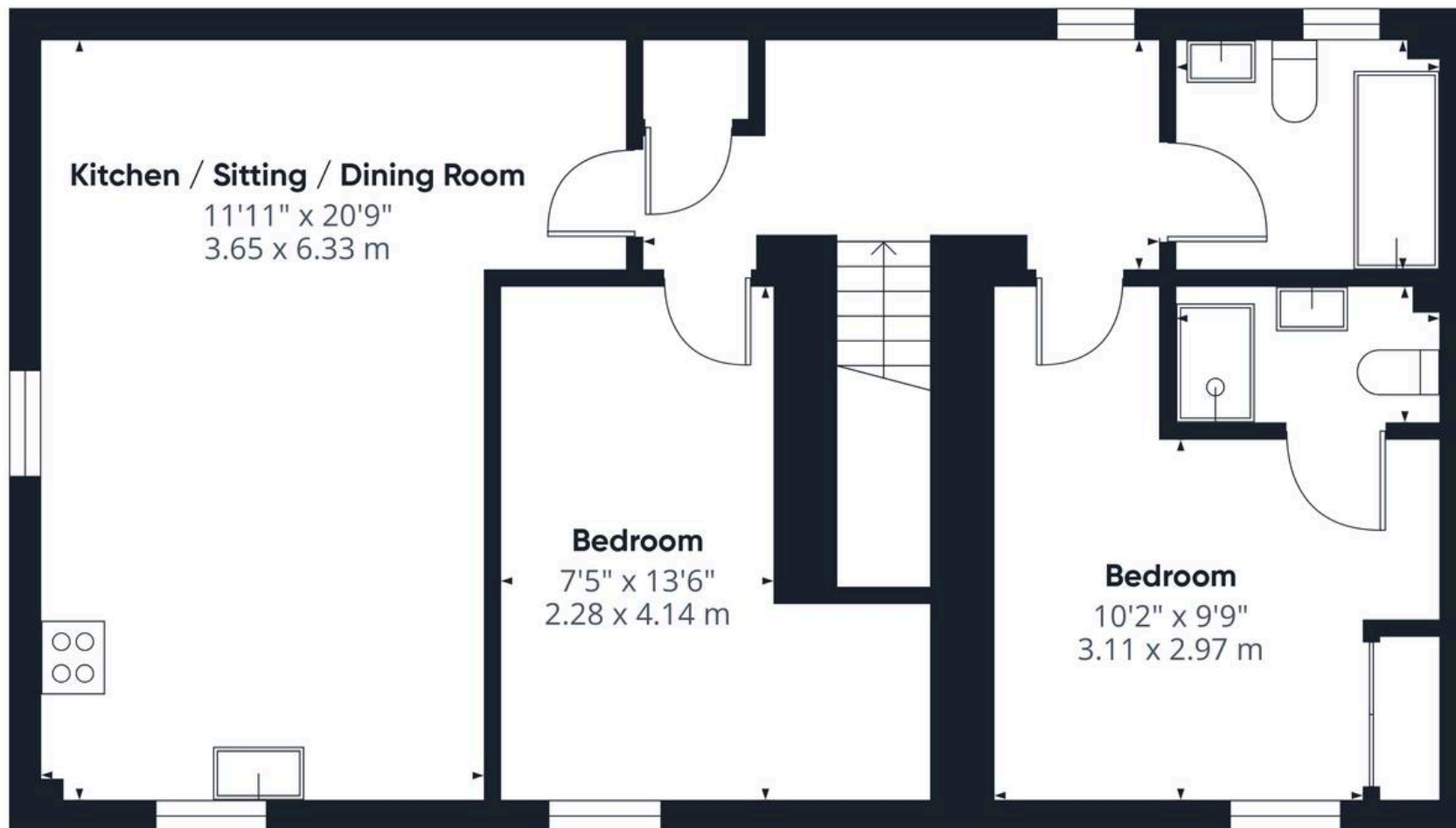




THE GREAT OUTDOORS

The property offers an easy to maintain home with no formal gardens included. The development includes various open green spaces, whilst an abundance of walks through the village and local countryside can be found close by.





Floor 1

Approximate total area⁽¹⁾

689 ft²
64 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 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.