



Yarmouth Road, Blofield - NR13 4LG

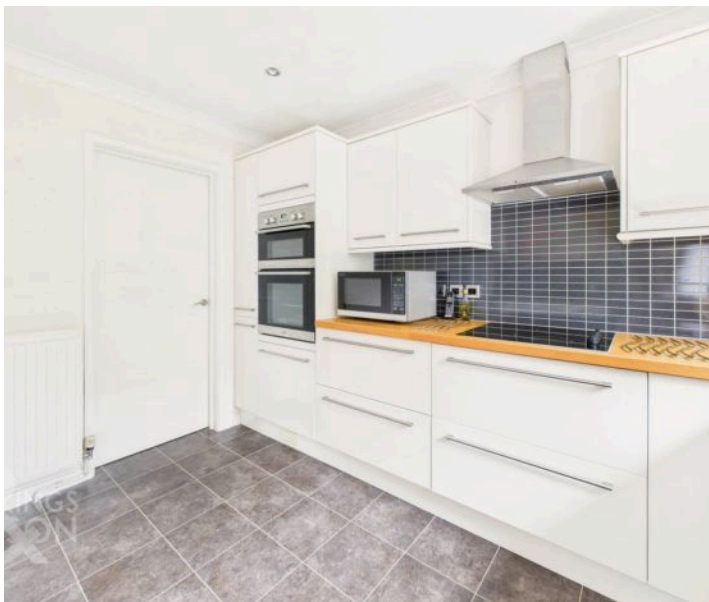




## Yarmouth Road

Blofield, Norwich

Introducing a SUBSTANTIAL DETACHED HOME boasting a prime location, offering approximately 1800 sq. ft. (stms) of exquisite LIVING SPACE, inclusive of a GARDEN HOME OFFICE for all your remote working needs. Set back from the road with a large BRICK WEAVE DRIVEWAY and complete with SOLAR PANELS, the property impresses with a HALL ENTRANCE including storage and a W.C, with a generous 19' SITTING ROOM featuring BI-FOLDING DOORS that open seamlessly to the SOUTH FACING REAR GARDEN. A well-appointed separate DINING ROOM flows through DOUBLE DOORS to cater to your culinary aspirations, with the HIGH GLOSS KITCHEN topped with SOLID WOOD WORK SURFACES sitting opposite. The UTILITY ROOM includes space for LAUNDRY APPLIANCES, while a versatile ground floor study/bedroom with an EN SUITE SHOWER ROOM presents flexible accommodation options. Ascend the staircase to discover FOUR AIRY BEDROOMS on the first floor, complete with an EN SUITE and a main bathroom for added convenience.





The enclosed LANDSCAPED GARDENS envelop the residence, harmonising paving and lawned areas, creating a serene oasis for relaxation.

Additionally, a fully insulated GARDEN HOME OFFICE equipped with power and lighting beckons you to embrace work-life balance in style. The INTEGRATED GARAGE offers further storage or CONVERSION OPTIONS (stp).

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Substantial Detached Home with South Facing Gardens
- Close to 1800 Sq. ft (stms) including a Garden Home Office
- 19' Sitting Room with Bi-Folding Doors to Rear
- Kitchen & Separate Dining Room
- Ground Floor Study/Bedroom with En Suite Shower Room
- Four First Floor Bedrooms with En Suite & Bathroom
- Enclosed Landscaped Gardens with Paving & Lawn
- Insulated Garden Home Office with Power & Lighting



## SETTING THE SCENE

Screened by high level hedging, the property is set back from the road and approached via a brick-weave driveway providing off road parking and turning space. A sea of green shrubbery screens the property further at the end of the driveway, where a footpath takes you to the main entrance door and the electric roller door which leads to the garage. Parking and turning space can be found next to the garage ideal for a caravan or boat storage, with gated access leading to the rear garden.

## THE GRAND TOUR

Once inside the entrance hall is finished with wood effect flooring for ease of maintenance, with stairs rising to the first floor landing, and useful built-in storage cupboard below and a further cloaks cupboard sitting opposite. The formal sitting room is the first door to greet you on your left hand side, with dual aspect views and a feature fireplace creating a focal point to the room. Wood effect flooring flows underfoot with bi-folding doors opening up to the south facing aspect. Double doors take you into the adjacent dining room, creating the ideal flow for entertaining, with further garden views enjoyed by the rear facing window. A door takes you to the hall entrance, where a W.C sits adjacent to the stairs, complete with a two piece suite including tiled splash-backs and wood effect flooring. The kitchen offers a U-shape arrangement of high gloss wall and base level units with solid wood work surfaces, and tiled splash backs running around to either side. Integrated cooking appliances include an inset electric ceramic hob and built-in electric double oven with tiled effect floor underfoot, and further integrated appliances including a fridge and dishwasher. The adjacent utility room continues in a similar style with space for a washing machine and freestanding fridge freezer, whilst the wall mounted gas fired central heating boiler sits to one corner. A door leads off to the study or further bedroom, with fitted carpet underfoot and front facing window along with an independent rear access and built-in storage cupboard.

An ensuite shower room leads off with a white three piece suite including storage under the hand wash basin, and a walk-in double shower cubicle with a twin head electric rainfall shower with wood flooring and heated towel rail. An internal door leads to the garage which offers further conversion potential.

Heading upstairs, a large light and bright galleried landing offers a feature window to one side and fitted carpet underfoot, with a loft access hatch and pull down ladder above providing storage good insulation, power with sockets and internal lighting. Doors lead off to the four bedrooms including the main dual aspect double bedroom with a full width run of built-in wardrobes and fitted carpet underfoot. A private ensuite leads from the main bedroom including storage under the hand wash basin and a large walk-in double shower cubicle with an Aqualisa power shower, tiled splash-backs and heated towel rail. The remaining bedrooms are all finished with fitted carpet and uPVC double glazing whilst being served by the family bathroom which offers a modernised white three piece suite including electric shower and glazed shower screen over the bath, tiled splash-backs, wood effect flooring, built-in airing cupboard and heated towel rail.











## THE GREAT OUTDOORS

Enjoying a south facing aspect, the split level landscaping includes a raised patio seating area which flows seamlessly from the sitting room bi-folding doors. A further lawned garden can be found adjacent enclosed within timber fenced and hedged boundaries, with a range of mature planting, shrubbery and gated access to the front of the property. The home office sits to the side, offering an insulated secure space with windows and French doors onto the garden, full electrics and recessed spotlighting along with wood effect flooring underfoot. The garage is integral to the property and accessed via an electric roller door to front, with storage above, window to side, power and lighting.

## FIND US

Postcode : NR13 4LG

What3Words : ///slurping.galaxy.flattery

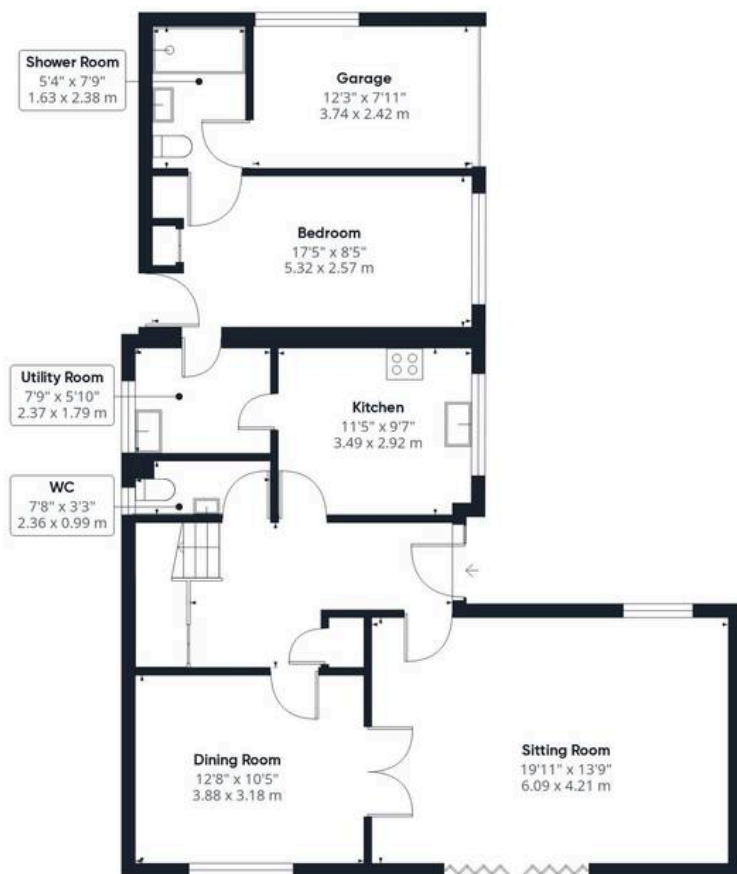
## VIRTUAL TOUR

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

## AGENTS NOTES

The property includes solar panels which produce in the region of £250-£300 PA along with some electricity to use.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1792 ft<sup>2</sup>

166.5 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.

GIRAFFE360





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