

abbotFox



Blofield, NR13

Guide Price £369,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox presents a substantial detached house providing flexible living accommodation, located in the popular village of Blofield. The property features an entrance hall, bay fronted dual aspect sitting room, kitchen breakfast room, study/bedroom four, games room and ground floor w/c. On the first floor there are three double bedrooms with fitted wardrobes and a modern three piece family bathroom. To the front, there is off road parking for a couple of vehicles with an enclosed private garden to the rear. Having been well maintained, including a replacement boiler fitted within the last 12 months, this home is offered to the market with no onward chain, and represents an ideal opportunity for any growing family.

The Broadland Village of Blofield is situated east of Norwich and provides good transport links via both the Brundall and Lingwood railway stations along with regular bus services to both Norwich and Great Yarmouth. The Village itself offers a wide range of amenities including a village school, local shops, garden centre and a public house. Blofield is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

Guide price £375,000 - £400,000

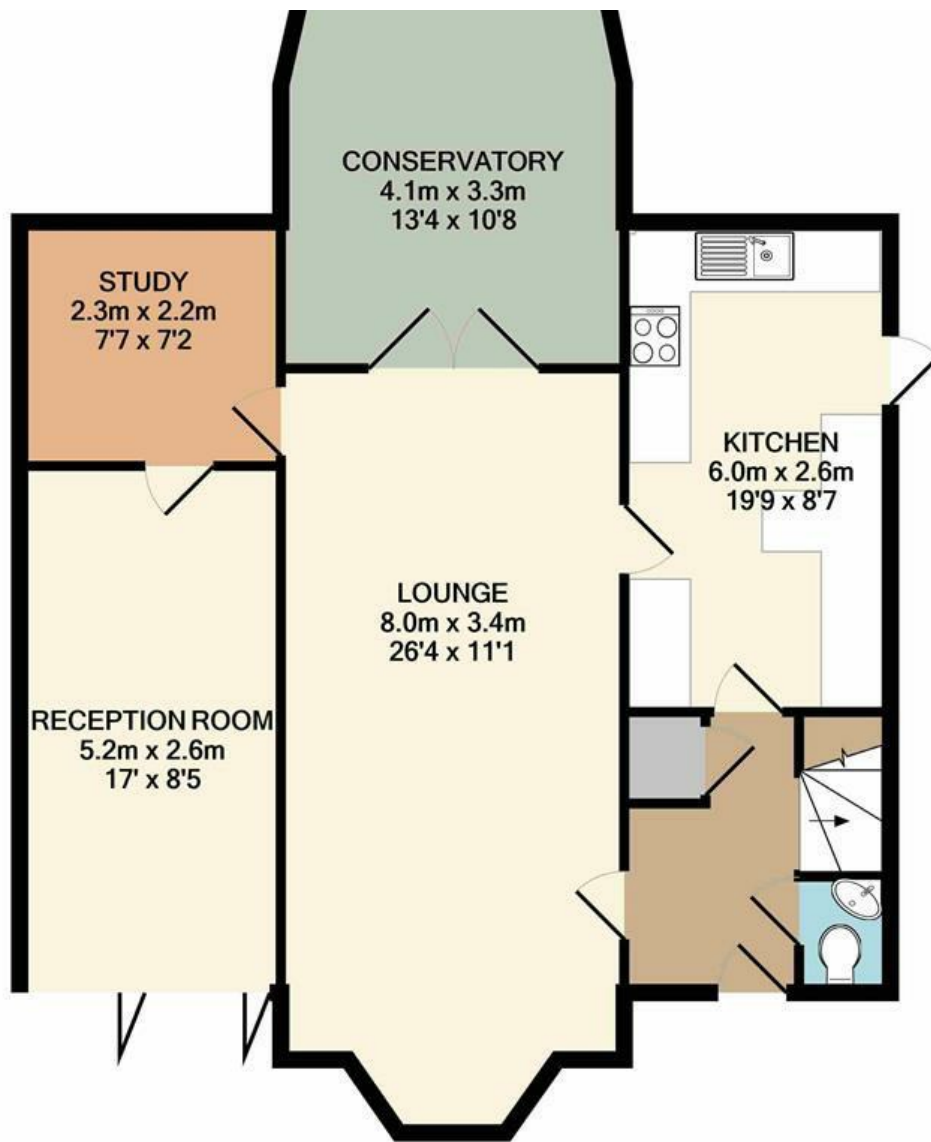




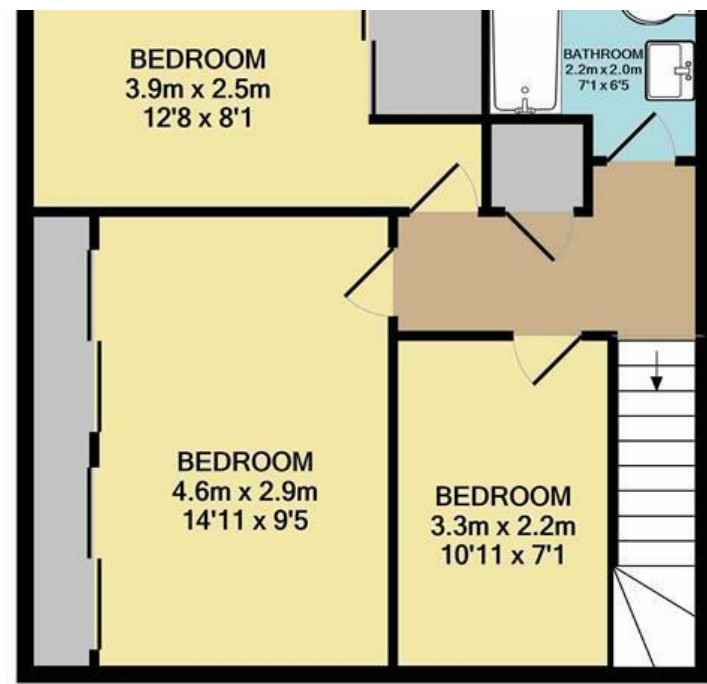


THE HIGHLIGHTS _____

- Link detached house
- Three / four bedrooms
- Dual aspect lounge dining room
- Kitchen breakfast room
- Conservatory
- Games room
- Modern family bathroom
- Enclosed private garden
- Popular village location
- Guide price £375,000 - £400,000



GROUND FLOOR
APPROX. FLOOR
AREA 76.5 SQ.M.
(823 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 46.8 SQ.M.
(504 SQ.FT.)

TOTAL APPROX. FLOOR AREA 123.3 SQ.M. (1327 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING - C

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.