

Aldreds
Estate Agents



Sunwood Hall Road, Blofield, Norwich, NR13 4DA

Price Guide £325,000



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Sunwood Hall Road

Blofield, Norwich, NR13 4DA

- Detached Bungalow
- Lots of Potential for Improvement
- Desirable Village to the East of Norwich
- Driveway Parking
- Offered with No Onward Chain
- Three Bedrooms
- Delightful Location
- Generous Garden
- Storage Heating
- Early Viewing Highly Recommended

Aldreds are delighted to offer this older style detached bungalow situated in a desirable, rural position at Blofield Heath. The property now requires full modernisation and refurbishment and offers much potential for further development, subject to any required planning permissions. A particular feature of this property is its desirable position and generous garden. The accommodation includes an entrance hall, lounge, kitchen, three bedrooms and bathroom. The property benefits from storage heating and off road parking. Offered with no onward chain, early internal viewing is highly recommended.



Entrance Hall

Part obscure glazed entrance door, power point, loft access, doors leading off;

Lounge 11'7" x 10'9" (3.55m x 3.29m)

Window to front aspect, tiled fireplace surround, storage heater, power points.

Kitchen 13'7" reducing to 11'8" x 11'5" reducing to 10'3" (4.16m reducing to 3.56m x 3.49m reducing to 3.14m)

Window and part glazed door to side aspects, storage heater, airing cupboard housing hot water cylinder with immersion heater, a range of kitchen units with rolled edge work surface, a ceramic butler sink, sliding door giving access to pantry with rear facing obscure glazed window.

Bedroom 1 11'9" x 10'11" (3.59m x 3.33m)

Window to front aspect, power points.

Bedroom 2 12'11" x 9'11" (3.94m x 3.03m)

Window to side aspect, storage heater, power points, door way access to;





Bedroom 3 14'3" x 9'10" (4.36m x 3.02m)

Window to side aspect, storage heater, power points.

Bathroom

Rear facing obscure glazed window, part tiled walls, white suite comprising of low level w.c., pedestal hand wash basin, tiled step in shower with fixed screens and electric shower,

Outside

The particular feature of the property is the generous garden predominately to the side of the property with vehicular access from Hall Road. The gardens are well stocked and maintained with a variety of shrubbery and planting with timber garden shed and greenhouse.

Tenure

Freehold.

Services

Mains water, electric. Drainage via septic tank

Council Tax

Broadland District Council -Band: 'C'

Directions

Proceeding in the village from the south off of the A47, continue North on the Woodbastwick Road, passing Holly Lane on your left and Bullacebush Lane and Field Lane on your right. Turn left into Hall Road and continue past the garden nursery where the property can be found, located by our 'For Sale' board, on the right hand side.



Energy Performance Certificate (EPC)

EPC Rating: 'E'

Flood Risk

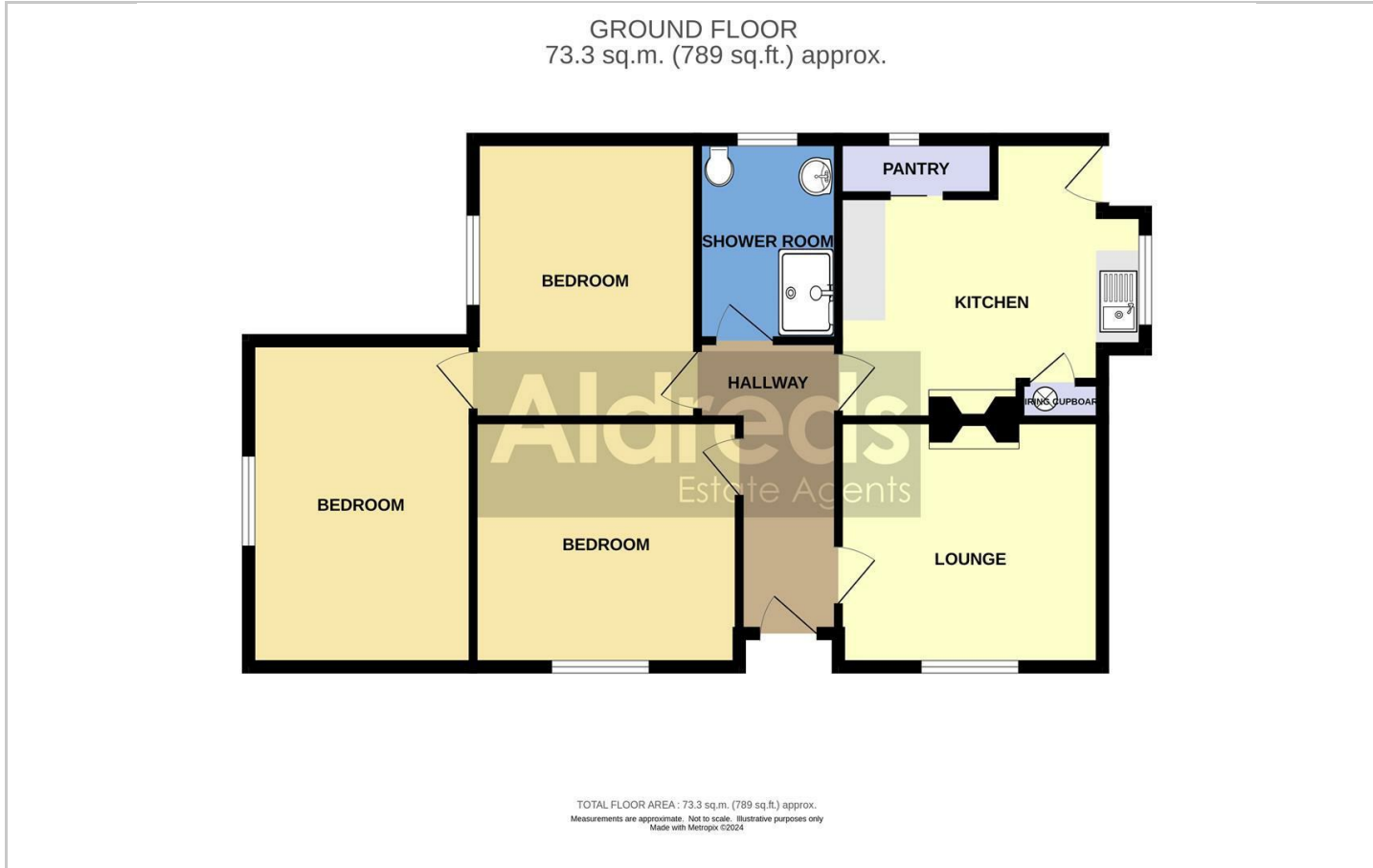
Information gained from the LLFA (Lead Local Flood Authorities) www.gov.uk/check-long-term-flood-risk has the location of this property as Very Low Risk for Surface Water Flooding and Very Low Risk from the Rivers and Sea

Reference

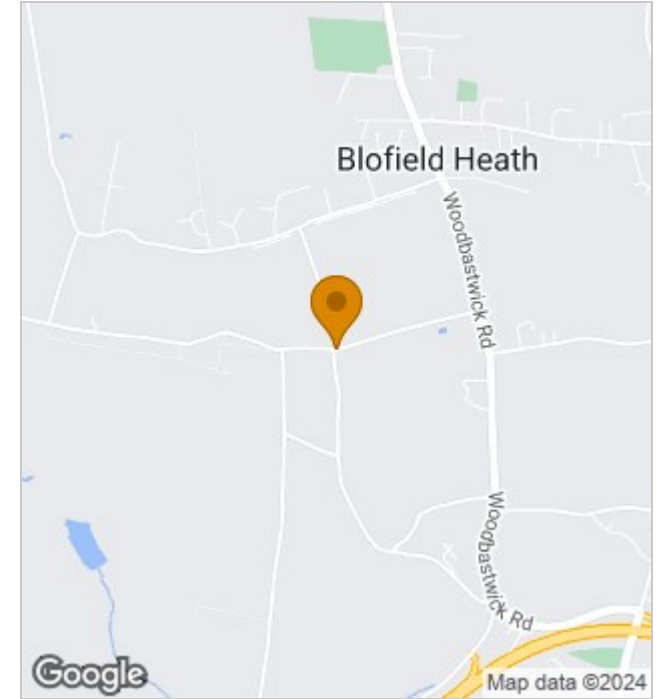
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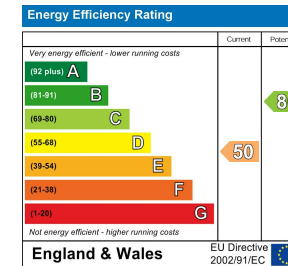
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA