



8. St Andrews Close, Blofield, Norwich, NR13 4JX

Price Guide £285,000

- NO ONWARD CHAIN
- SEMI DETACHED
- GENEROUS PLOT
- TWO BEDROOMS
- PLANNING TO EXTENDED
- DRIVEWAY & FRONT GARDENS

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**** NO ONWARD CHAIN **** Arnolds Keys are delighted to offer this substantial two bedroom semi detached bungalow with generous plot size and further planning to extend, located in the highly sought after Broadland village of Blofield.

Located in the heart of Blofield village this spacious home must be viewed to fully appreciate all it has to offer.

The accommodation comprises entrance hall, lounge/dining room, kitchen, conservatory, two bedrooms and a bathroom.

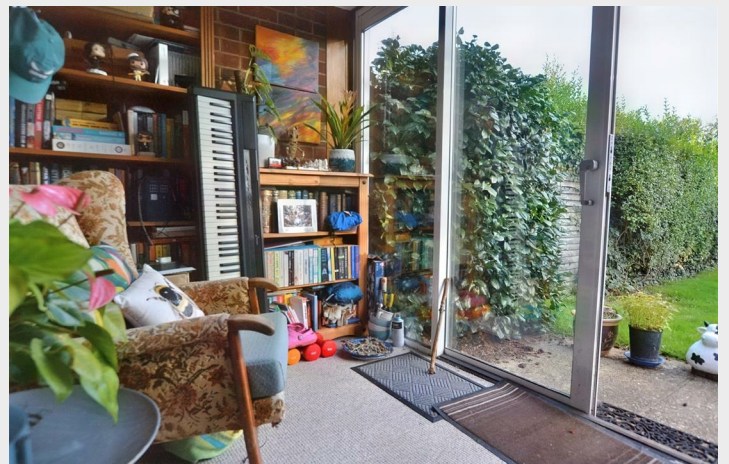
Outside the property occupies a generous plot with gardens and driveway to front providing ample off road parking.

The rear garden is larger than normally seen with this style of property. There has been planning agreed to extended to the side and rear and details of this can be found on the governments planning portal.

The property is being sold with no onward chain.



Council Tax Band: B



Entrance Hall

Doors to all rooms, two storage cupboard, radiators.

Sitting/dining room

Double glazed window to front, doors to conservatory, radiator, storage cupboard.

Kitchen

Range of fitted base and wall units with work surfaces over, space for free standing cooker, space for free standing fridge/freezer, window to front.

Conservatory

Sliding doors to garden.

Bedroom

Fitted carpet, double glazed window to rear.

Bedroom

Fitted carpet, radiator, double glazed window to rear.

Bathroom

Panelled bath, low level W/C, wall mounted wash basin, radiator, double glazed window to rear.

Outside

Driveway to front for multiple vehicles, lawned gardens to front, access to the side and rear garden.

Rear garden mainly laid to lawn with concrete pad for an outbuilding or garage (subject to planning) range of mature plants, trees and shrubs.





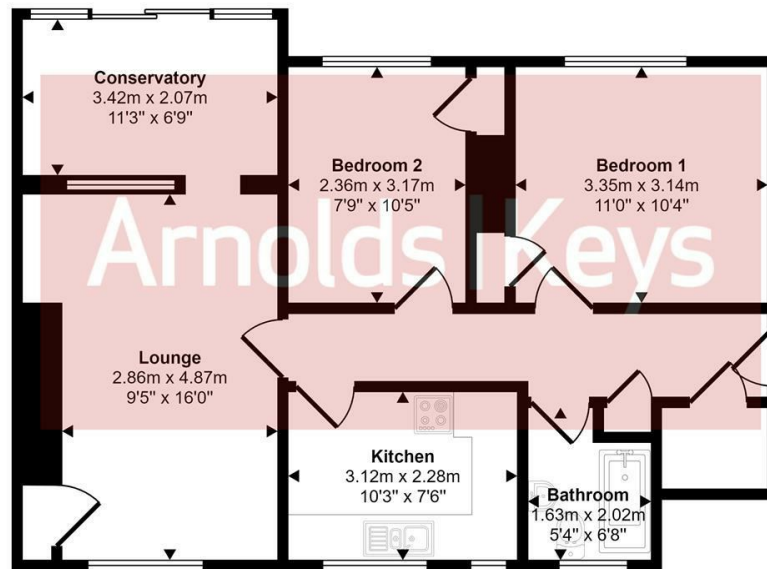
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			60
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
67 sq m / 719 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.