



58 Charles Marler Way, Blofield

Guide Price £360,000 - £380,000

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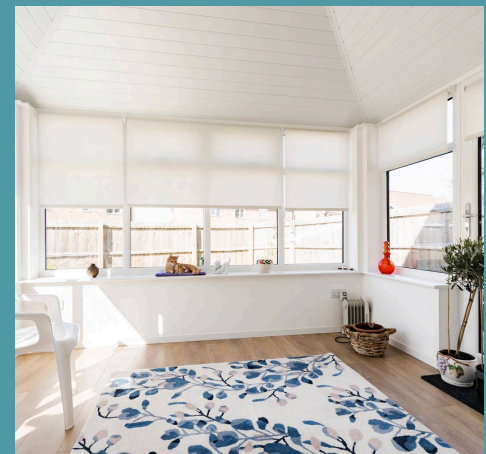
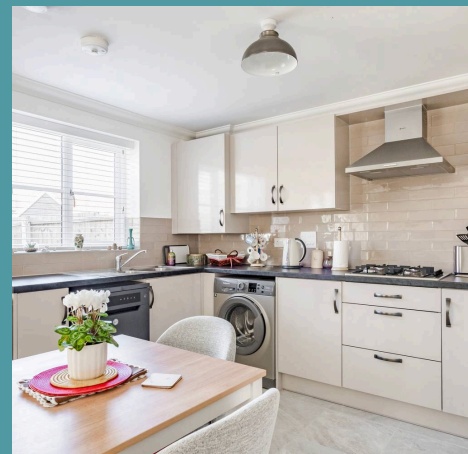
Blofield, Norwich

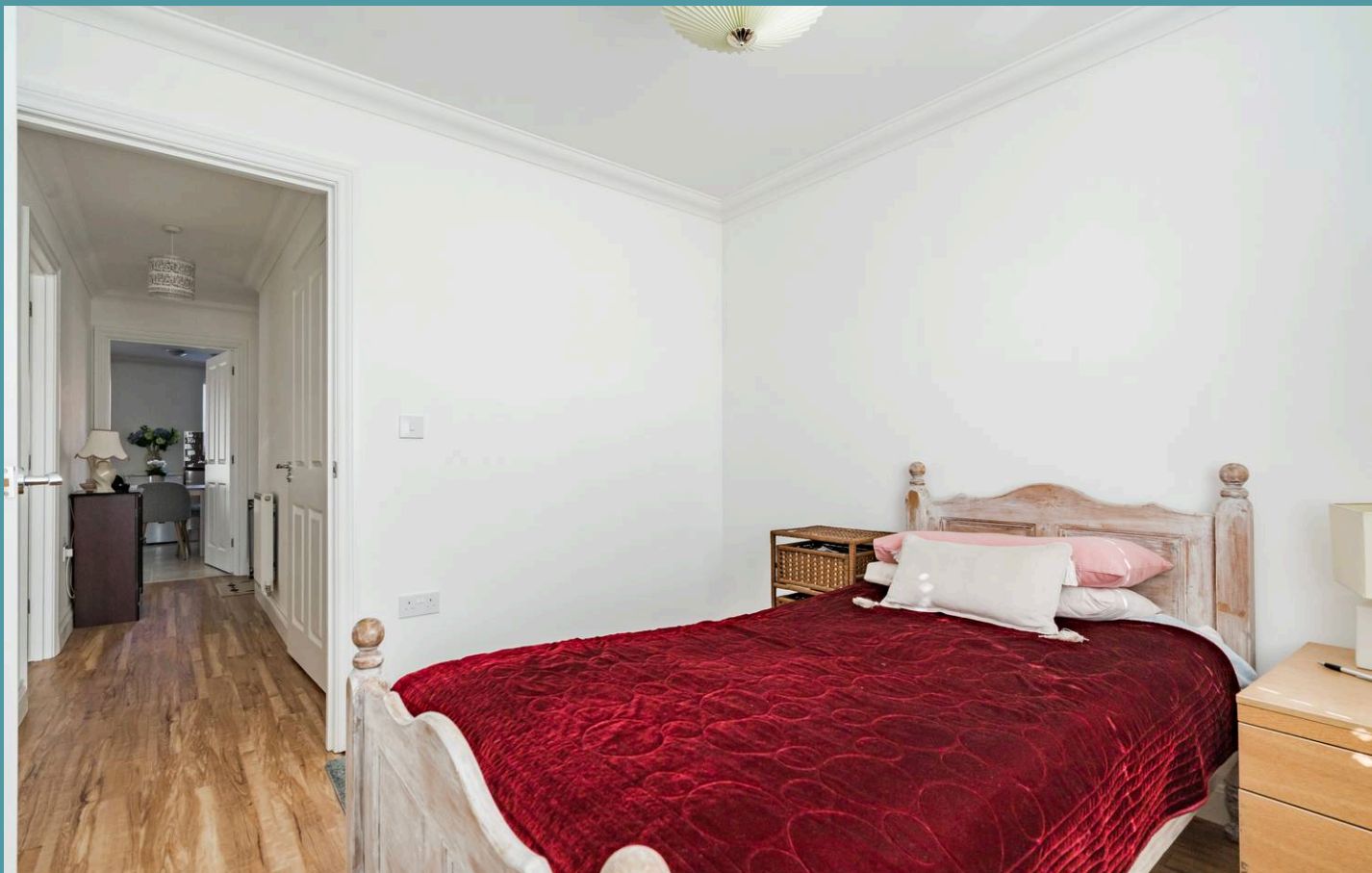
This sun trap chain-free bungalow in Blofield offers a bright and inviting atmosphere, perfect for those who love natural light. Well-maintained since its build, the property provides a modern, move-in-ready space with two spacious bedrooms, including one with an en-suite. The open-plan L-shaped living and kitchen area is designed for comfort and convenience, complemented by a sun-filled conservatory offering garden views. Outside, the wraparound garden is fully enclosed, providing privacy and a great space for outdoor activities. With a garage, off-road parking, and ample storage, this bungalow is a truly desirable property.

The Location

Blofield is a popular Broadlands village offering various facilities including a primary school, public house, post office and shop. Blofield is approximately 7 miles from Norwich and offers ease of access via the A47 to the coast at Great Yarmouth or to the city centre with a Park & Ride facility at Postwick on the outskirts of Norwich.

Norwich has a mainline rail service to London Liverpool Street with an approximate journey time of 1 hour 50 minutes. Trains are also available from Acle and Brundall. This location is ideal for families, those who commute to the city and those seeking a quiet lifestyle within the Norfolk broads district.





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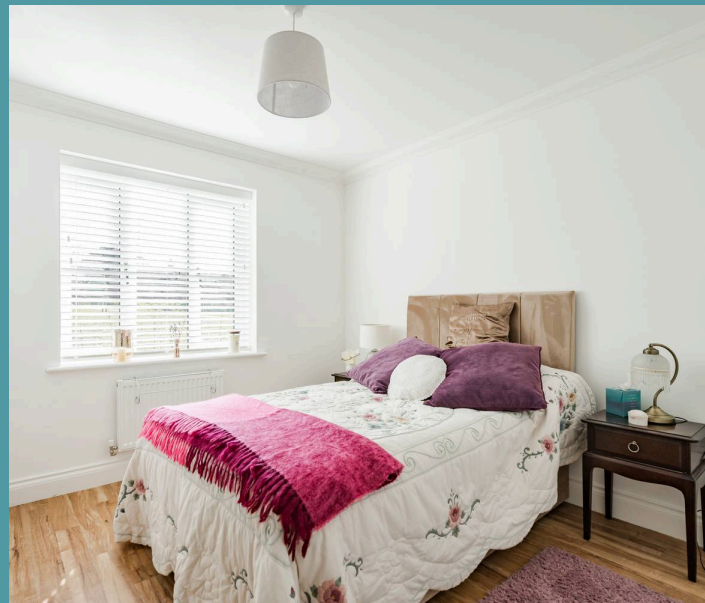
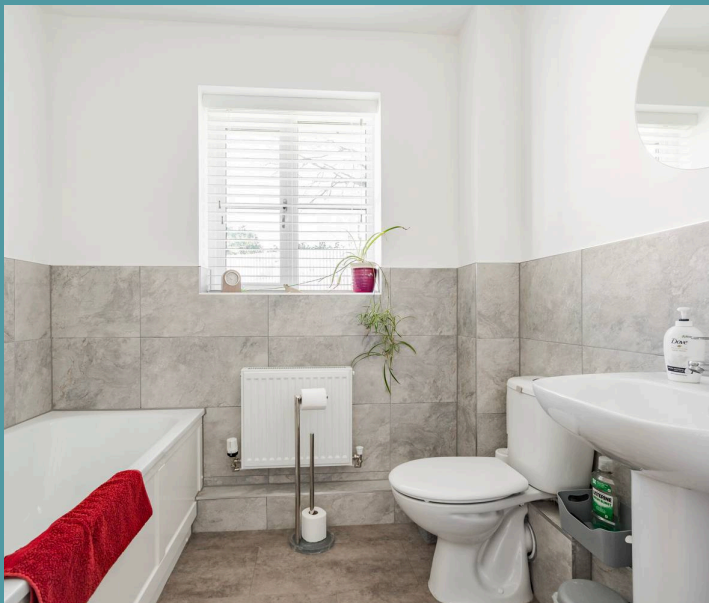
Blofield, Norwich

Charles Marler Way, Blofield

This bungalow, tucked away in the desirable area of Blofield, offers a home that has been meticulously cared for since its construction, ensuring that you can move straight in and enjoy all the modern features it has to offer. The home enjoys an abundance of natural light, making it an inviting place to relax and unwind. A welcoming entrance hall with a handy storage cupboard sets the tone for the rest of the property.

The bungalow features two generously sized bedrooms, one of which benefits from an en-suite bathroom, providing a sense of privacy and convenience. The family bathroom is sleek and modern, with neutral tones throughout to suit a range of personal styles. Both bedrooms are spacious and bright, with plenty of room to create your perfect personal space. The neutral decor throughout the home provides a versatile backdrop, allowing you to easily add your own touch.

At the heart of the home is a large L-shaped living and kitchen space, ideal for both relaxation and entertaining. The modern kitchen is equipped with ample space for appliances and is complemented by sleek surfaces and neutral finishes, creating a stylish yet functional area for cooking and dining.





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Blofield, Norwich

The open-plan design ensures the space is light-filled and airy, perfect for everyday living. A conservatory adds an extra dimension to the home, offering additional room for furniture while providing lovely garden views and a warm, sun-soaked atmosphere. Additionally, the furniture you see is negotiable, giving buyers the option to include it as part of the purchase if desired.

Outside, the property is equally impressive. The wraparound garden provides ample outdoor space, perfect for dining, gardening, or simply enjoying the sunshine. The lawn is fully enclosed, offering a sense of privacy and security. A larger than average garage and off-road parking complete the property, offering plenty of room for vehicles and additional storage.

Agents Note

Sold Freehold

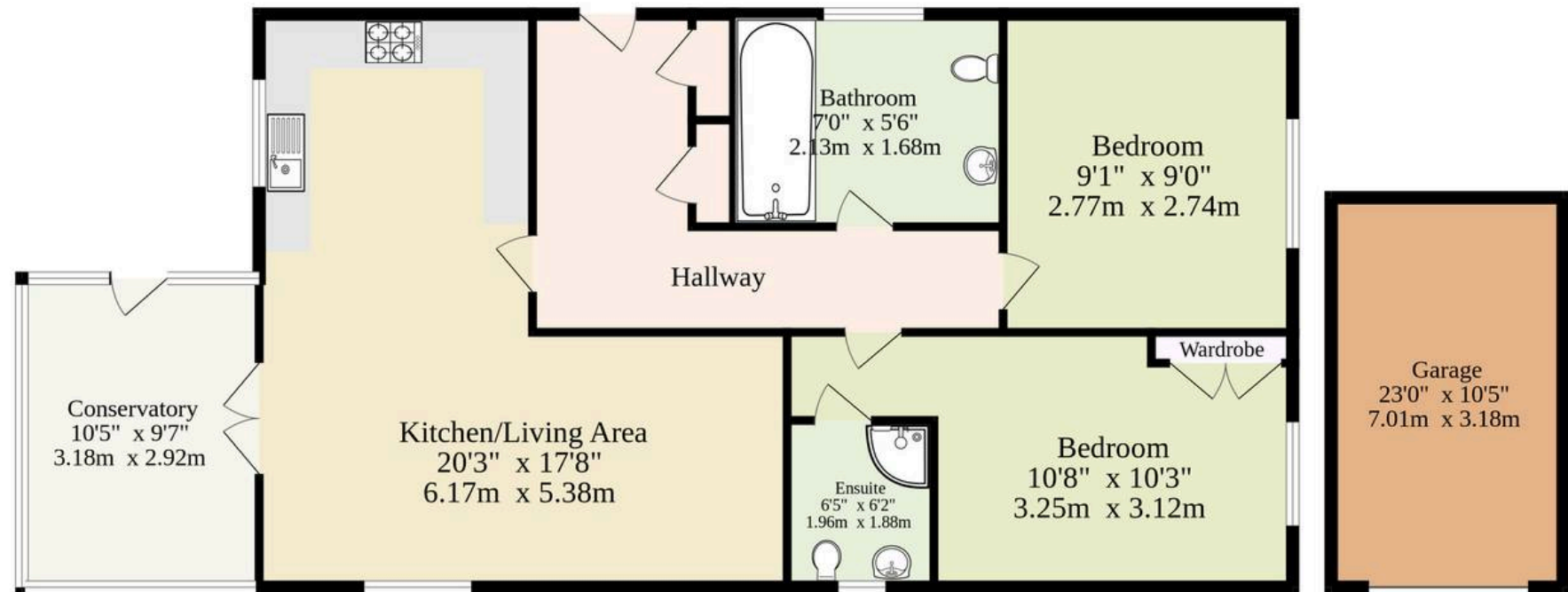
Service Charge: £130p/a

Chain-Free

Connected to all mains services



Ground Floor
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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