

42 Farman Way, Blofield - NR13 4FG

£475,000 Freehold

On the edge of the development, this executive-style home, built in 2018 by Norfolk Homes, offers over 1,700 sq. ft. (stms) of contemporary living space, designed to cater to both family life and entertaining. The property features underfloor heating throughout the ground floor, providing warmth and comfort in every room. With a thoughtful layout, there are multiple reception spaces, including a study/family room, sitting room and a dining room in an orangery-style extension that bathes in natural light. The home also includes two and a half bathrooms, all finished to a high standard, and four spacious double bedrooms, each with storage. Practicality is key, with additional storage options throughout the home, ensuring everything has its place.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

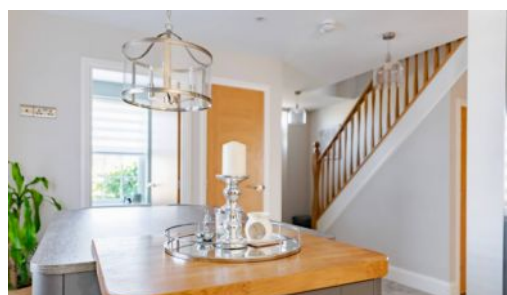
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The Location

Situated in the charming Norfolk countryside, Blofield offers a quiet and picturesque living environment with the perfect mix of rural and modern convenience. This village enjoys a sense of community and boasts essential amenities, including local shops, schools, and recreational facilities, making it an



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The Location

Situated in the charming Norfolk countryside, Blofield offers a quiet and picturesque living environment with the perfect mix of rural and modern convenience. This village enjoys a sense of community and boasts essential amenities, including local shops, schools, and recreational facilities, making it an ideal place for families and individuals alike.

Blofield's strategic location provides easy access to nearby towns and cities, ensuring that residents can explore the wider region with ease.

Surrounded by scenic landscapes and green spaces, the village offers opportunities for outdoor activities, leisurely walks, and a peaceful retreat. With its idyllic setting and convenient amenities, Blofield presents an inviting and desirable location for those seeking a serene lifestyle while staying well-connected to the amenities and attractions of the wider region.

Farman Way

Step inside, and the home immediately welcomes you with its high-quality finish, starting with tiled flooring throughout the ground floor, complemented by underfloor heating for added comfort. The open-plan kitchen/dining area features a central island with contrasting solid wood work surfaces, high-specification units, and integrated appliances, including a gas hob, electric double oven, and dishwasher.

There's also plenty of storage, including built-in cupboards and a separate utility room with a side door to the driveway. The ground floor is further enhanced by a study/family room with dual aspect windows, a sitting room with a central feature fireplace, and a dining room in an orangery-style extension with a glazed roof lantern. This room offers a bright and airy space for year-round dining, perfect for entertaining guests.



Ground Floor
1157 sq.ft. (107.5 sq.m.) approx.

1st Floor
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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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