



25 Danesbower Lane, Blofield - NR13 4LP

OIEO- £220,000 Freehold

Set in a peaceful semi-rural setting with countryside views and a strong sense of village charm, this well-presented semi-detached bungalow offers light-filled interiors, private gardens, and comfortable single-storey living. The home is ideally positioned within easy reach of Norwich via the A47 and just a short distance from Brundall train station, making it well connected by both road and rail. Inside, you'll find two double bedrooms, a spacious sitting/dining room, a fitted kitchen with appliances, and a re-fitted bathroom. Outside, the property enjoys attractive front and rear gardens, residents' parking, and an en bloc garage. The village offers a well-regarded primary school, a popular farm shop, a welcoming pub, and a range of everyday services, making this an ideal home for those seeking calm surroundings with everyday convenience.

Location

Danesbower Lane in Blofield offers a peaceful semi-rural setting with open countryside and village charm, while still being within easy reach of Norwich via the A47. The village offers a range of everyday essentials, including a well-regarded primary school, a farm shop, a pub, and local amenities. Brundall train station is just a short drive away, offering rail links to the city and coast. With quiet lanes and nearby walking routes, the area appeals to those seeking calm surroundings and a strong sense of community. Properties along the lane enjoy a sense of space, set among greenery and established gardens. It's a location that suits families, professionals, and retirees seeking a quieter lifestyle without feeling isolated.

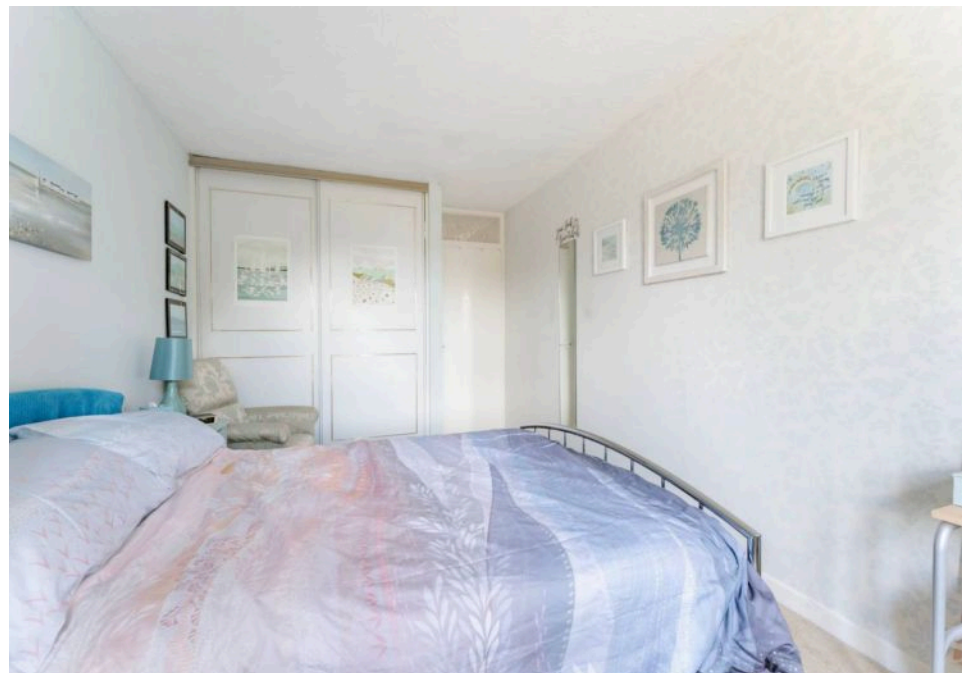


Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B



Danesbower Lane, Blofield

Stepping through the front door, you enter a bright and spacious sitting/dining room with wood-effect flooring and a wide front-facing window that fills the room with natural light. There's generous space for both comfortable seating and a dining area.

A door leads through to the fitted kitchen, arranged on both sides with wall and base units, tiled splashbacks, an inset gas hob, a built-in electric oven, and plumbing for a washing machine. There's also space for a fridge freezer and dishwasher. From here, a glazed door opens into the conservatory, a pleasant space that can accommodate a small table and chairs, with windows overlooking the garden and direct access to the outside.

Returning to the sitting room, another door leads to the inner hallway where you'll find the bedrooms and bathroom. The main bedroom is positioned at the front and includes a built-in wardrobe with sliding doors. The second bedroom overlooks the garden and comfortably fits a double bed. The bathroom has been refitted with a white three-piece suite, including a bath with thermostatic shower and mixer tap, a vanity unit with storage, a glazed shower screen, and modern tiled surrounds.

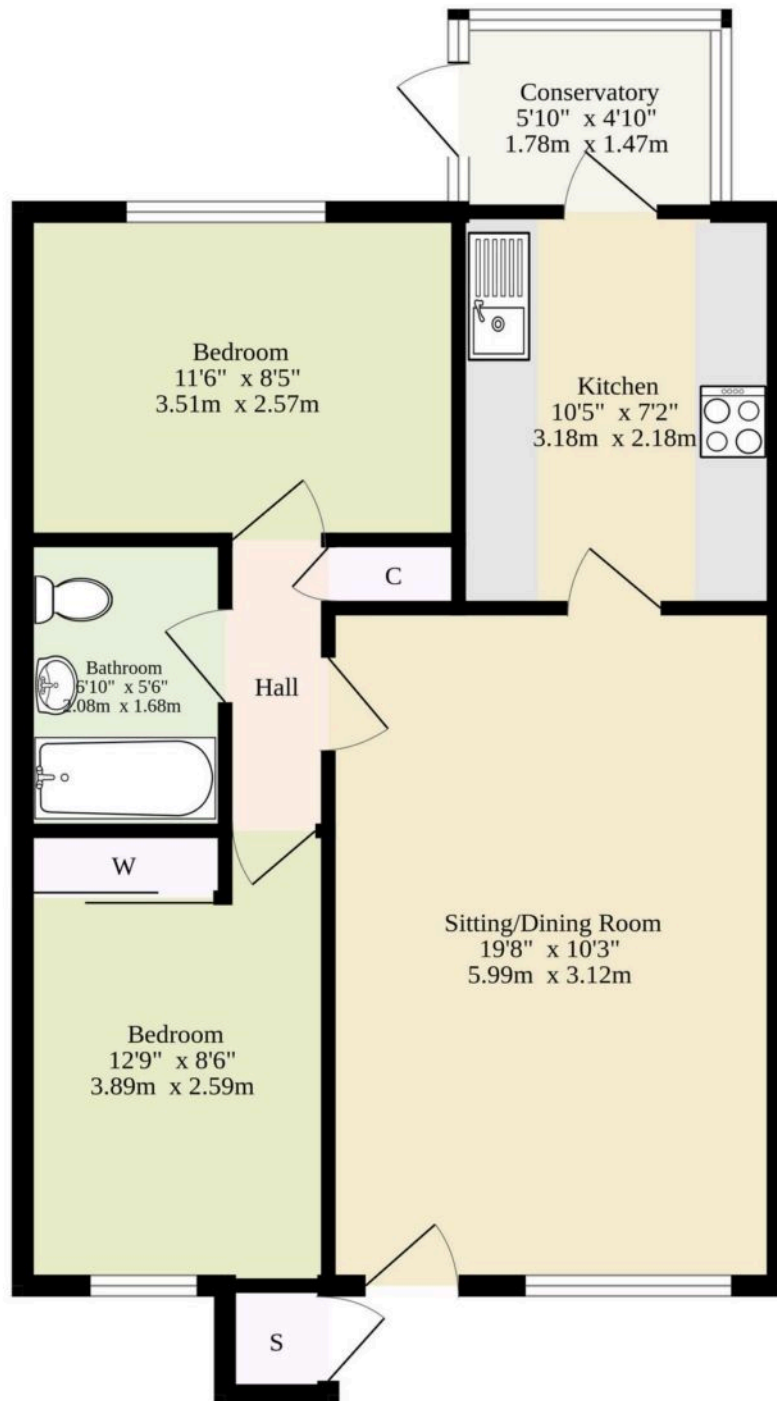
The home also benefits from double glazing throughout and a loft that is partially boarded for storage.

To the rear, the private enclosed garden features a paved patio, lawn, and a variety of mature plants, along with a shed for storage. It is accessed directly from the conservatory, creating a natural link between the indoor living space and the outdoors. At the front, stunning lavenders frame the pathway leading to the main entrance, set within a lawned garden with mature planting. A brick-built storage cupboard is also located here, offering useful outdoor storage.

Residents' parking is available in a nearby communal car park, and the property also benefits from an en bloc garage, offering secure storage or additional parking.



Ground Floor
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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