



51 Charles Marler Way, Blofield
Norwich

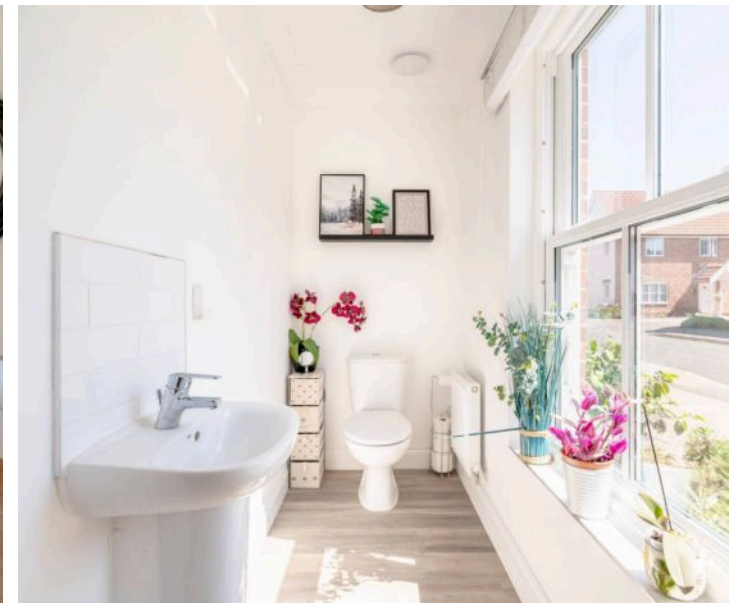


Minors & Brady

51 Charles Marler Way

Blofield, Norwich

Step into modern village living with this beautifully presented link-detached home in the heart of Blofield. Offering spacious and flexible accommodation across four bedrooms, including two en-suites, this residence is designed to adapt perfectly to family life. From the welcoming entrance hall and bright kitchen/breakfast room with utility, to the versatile dining room and generous sitting room opening onto the landscaped garden, every detail balances style with practicality. With a private driveway, carport, garage, and seven years of NHBC warranty remaining, this is a home ready for you to enjoy and make your own.



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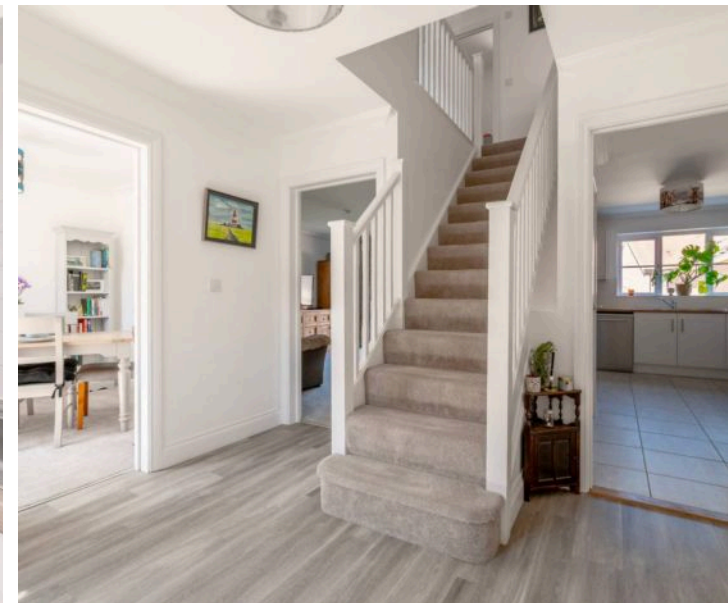


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51 Charles Marler Way

Blofield, Norwich

- Link-detached residence built only 3 years ago, positioned in the Norfolk village of Blofield
- 7 years of NHBC warranty remaining
- Beautiful family home showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Kitchen/breakfast room equipped with quality cabinetry, an integrated oven, space for a fridge/freezer and a dishwasher, complemented by a functional utility room
- Flexible dining room with the option to be a home office, a playroom for families or an additional bedroom if required
- Spacious sitting room with French doors, inviting relaxation and entertaining
- Four bedrooms, two private en-suites and a modern family bathroom
- A private, landscaped garden featuring a shingled seating area, an artificial lawn and raised planted beds around the border
- A driveway providing off-road parking, leading down to a carport and a garage for storage options
- Close to local shops, schools for all ages, healthcare facilities and transport links



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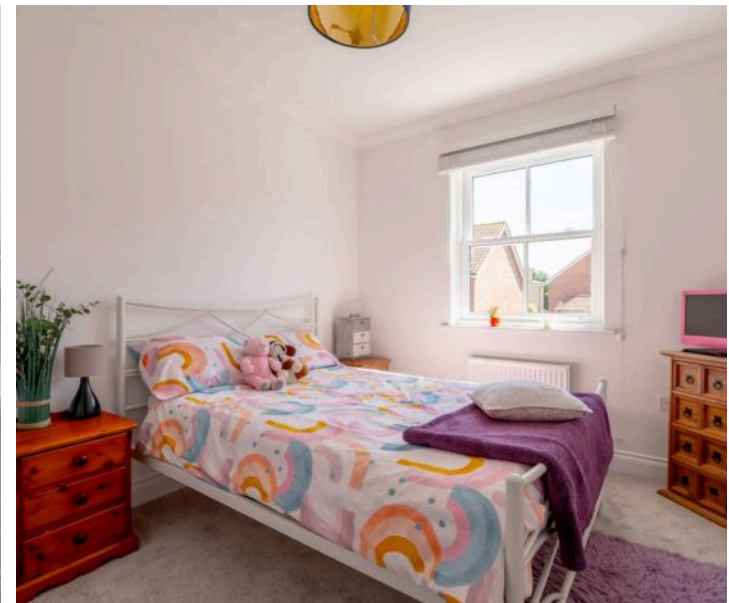
Location

Charles Marler Way is a modern cul-de-sac located within the well-served Broadland village of Blofield, just off the A47 and about six miles east of Norwich. The road forms part of a residential development made up of contemporary family houses and bungalows, with pedestrian access to the main village amenities.

Within walking distance you'll find everyday shopping at Blofield's village store and post office on The Street, alongside a small selection of independent shops and services. For broader choice, neighbouring Brundall offers a Co-op supermarket and other convenience outlets.

Families are well catered for with Blofield Primary School at the heart of the village, while Hemblington Primary is only a short drive away. Secondary schooling is typically provided at Thorpe St Andrew School & Sixth Form or Acle Academy, both accessible by bus or car. Healthcare is close to hand via the Blofield Surgery, which provides GP services to the village, supported by local pharmacies in both Blofield and Brundall. Dental practices are also available in Brundall.

Transport connections are a particular strength of the location: frequent bus services run along the Yarmouth Road into Norwich and Great Yarmouth, while Brundall and Brundall Gardens railway stations (just a few minutes by car) offer direct train services into Norwich and the East Coast. The nearby A47 dual carriageway provides fast road access to the city, the Norfolk Broads and the coast.



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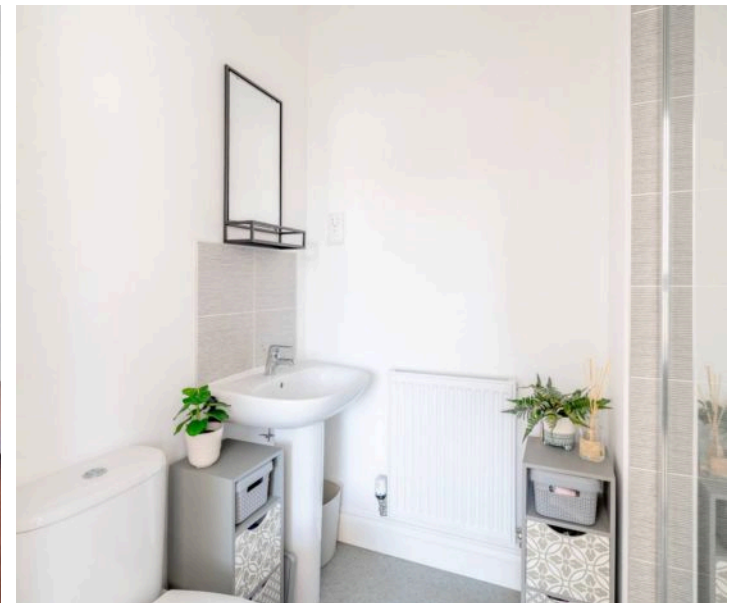
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From the moment you step into the welcoming entrance hall, the sense of light and space is immediately apparent. The ground floor has been thoughtfully planned to adapt seamlessly to a variety of lifestyles. A bright kitchen/breakfast room sits at the heart of the home, fitted with quality cabinetry, an integrated oven, and space for both a fridge/freezer and dishwasher, while the adjoining utility room provides everyday practicality.

The dining room offers wonderful versatility—ideal as a formal dining space, a home office, a playroom, or even an additional bedroom to suit changing needs. A spacious sitting room with French doors creates a natural hub for relaxation and entertaining, opening effortlessly onto the garden.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering the utmost comfort and privacy. Two bedrooms flaunt private en-suites, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms share a family bathroom, comprising of a modern three-piece suite.



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The lifestyle extends outdoors to a private, landscaped garden, thoughtfully designed with ease of maintenance in mind. Featuring a shingled seating area, low-maintenance artificial lawn, and raised planted borders, this space is perfect for both quiet evenings and lively family gatherings. To the front, a driveway offers ample off-road parking, leading to a carport and garage, providing practical storage solutions alongside secure parking.

Positioned within Blofield, a charming village known for its community feel, local amenities, and easy access to Norwich and the Norfolk Broads, this home combines modern convenience with village living—ideal for families and professionals.

Agents note

Freehold

Maintenance fee - Approx. £150 p/a



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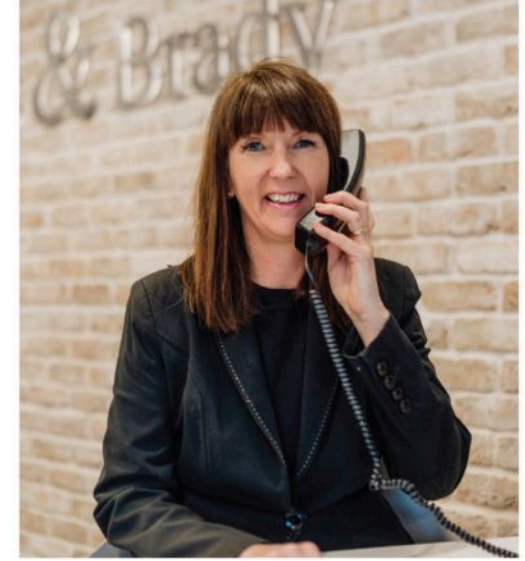
Dreaming of this home? Let's make it a reality



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Meet Claire
Aftersales Team Leader

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