



44 Ropes Walk, Blofield

Norwich



Minors & Brady

44 Ropes Walk

Blofield, Norwich

Set within the sought-after village of Blofield, this well-presented semi-detached home is a solid choice for buyers wanting a straightforward move. The recent upgrades give it a fresh feel throughout, while still leaving scope to personalise in time. Living spaces are well arranged, offering a natural flow that suits both day-to-day routines and relaxed evenings in. The addition of a conservatory brings in extra light and creates a pleasant link to the garden. Upstairs accommodation is versatile, making it easy to adapt as needs change. Outside, the combination of a private garden, garage, and driveway adds to the home's overall practicality. With amenities and transport links close by, it's a convenient setting that doesn't lose its village charm.

- Popular village setting with a strong sense of community
- Ideal for first-time buyers or those looking to downsize
- Recently updated interior with a fresh, modern feel
- Well-proportioned living spaces with a practical layout
- Bright conservatory adding extra reception space
- Flexible three-bedroom accommodation
- Contemporary bathroom with clean finishes
- Enclosed rear garden designed for easy maintenance
- Garage and driveway providing off-road parking



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The Location

Situated in the sought-after village of Blofield, Ropes Walk offers a convenient yet peaceful setting just a short drive from Norwich and the Norfolk Broads, making it an appealing choice for those seeking a balance between rural surroundings and access to a vibrant city.

Blofield itself provides a selection of everyday amenities, including a primary school, post office, convenience store, and a local library, all within easy reach for day-to-day needs. For dining and socialising, The King's Head pub is a well-regarded spot in the village, offering a welcoming atmosphere and a solid choice of food, making it a popular meeting place for residents.

The area is particularly well placed for connectivity. The nearby A47 provides direct road links into Norwich as well as towards Great Yarmouth and the wider Norfolk region, making it a practical location for commuters. Public transport options are also available, with bus services connecting the village to surrounding areas.

For those who enjoy the outdoors, Blofield is surrounded by attractive Norfolk countryside, with a number of walking routes and open green spaces nearby. While the village itself is relatively compact, there are local parks and recreational areas within a short distance, and the Norfolk Broads are easily accessible for boating, cycling, and nature walks.

Leisure opportunities are available in the wider area, including golf courses and fitness facilities within a short drive, as well as additional shopping, dining, and entertainment options in nearby Norwich.



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Ropes Walk, Blofield

Situated in the popular village of Blofield, this three-bedroom semi-detached home presents a great opportunity for first-time buyers or anyone looking for a property that's easy to settle straight into. With a newly fitted kitchen and a modern bathroom already in place, much of the hard work has been done, allowing the next owner to simply make it their own over time.

The ground floor offers a practical and comfortable layout. A welcoming entrance hall leads through to a kitchen and dining area that feels both functional and sociable, with enough space for everyday meals as well as casual entertaining. To the rear, the lounge provides a cosy setting to relax, with an electric fire adding a focal point. From here, the conservatory extends the living space further, creating a bright spot that can be enjoyed throughout the year, whether as a sitting area or somewhere to look out onto the garden.

Upstairs, the property offers three bedrooms, each suitable for a variety of uses depending on your needs, whether that's sleeping space, a nursery, or a home office. The bathroom has been recently updated and finished in a clean, modern style, complete with a shower over the bath and a heated towel rail for added comfort.



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The home benefits from gas central heating and mains services, contributing to its practicality. Outside, the rear garden is enclosed and mainly laid to lawn, making it a manageable space for those who want to enjoy the outdoors without too much upkeep. There is also side access, along with a driveway leading to a garage, providing useful storage and off-road parking.

Blofield itself is a well-connected village with a good range of local amenities including shops, schooling, and everyday services, while regular transport links offer easy access into Norwich and beyond. This makes the property particularly appealing for those looking to balance a quieter village setting with convenient connections.

Agents Note

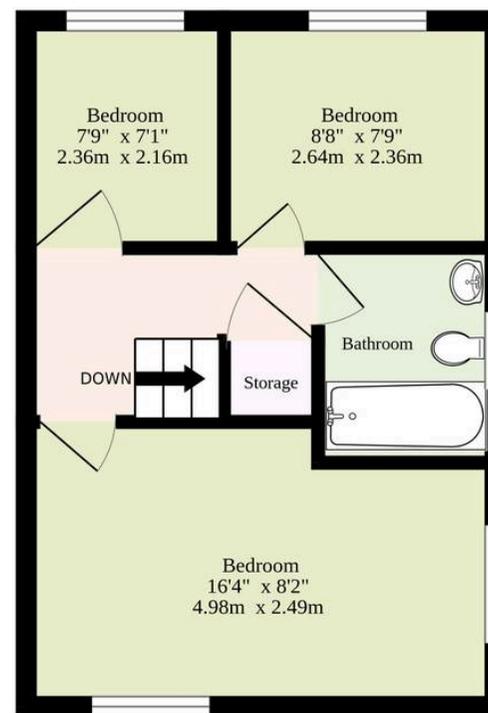
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
542 sq.ft. (50.4 sq.m.) approx.



1st Floor
361 sq.ft. (33.5 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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Minors & Brady
Your home, our market



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