



10 Highview Close, Blofield

Norwich



Minors & Brady

10 Highview Close

Blofield, Norwich

Set in the highly sought-after village of Blofield, this chain-free home delivers a superb mix of comfort, space and modern practicality. The bright sitting room with air conditioning flows into a sociable dining area, where patio doors open onto the south-facing garden. A modern kitchen and convenient ground-floor WC complete the downstairs layout. Upstairs, the main bedroom features built-in wardrobes and air conditioning, alongside two further well-proportioned bedrooms and a contemporary family bathroom. The sunny rear garden offers lawn, patio and decking areas ideal for outdoor living. Off-road parking, a garage, double glazing and gas central heating ensure year-round ease and efficiency.

- No-chain!
- Sought-after Blofield village location
- Bright, open-plan living and dining spaces
- Air conditioning in both the sitting room and main bedroom
- Modern, well-equipped kitchen
- Convenient ground-floor WC
- Three well-proportioned bedrooms
- Off-road parking plus garage
- South-facing rear garden with lawn, patio and decking
- Double glazing and gas central heating for year-round comfort





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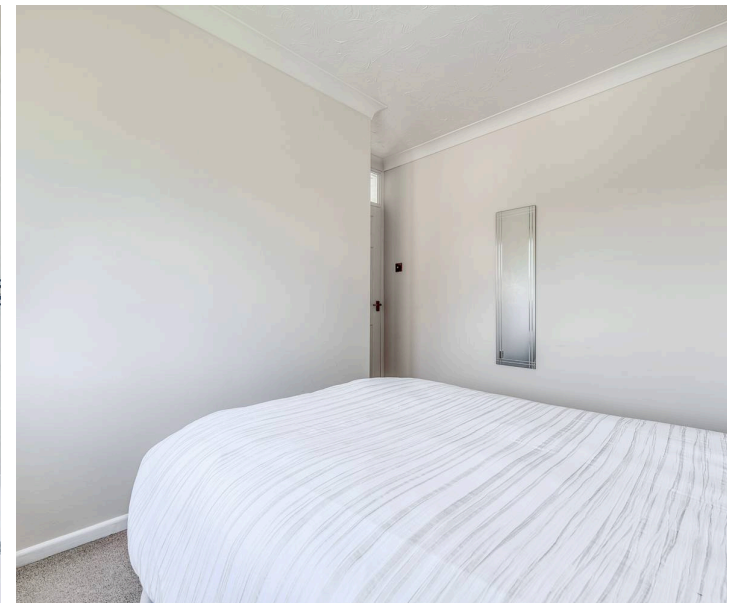
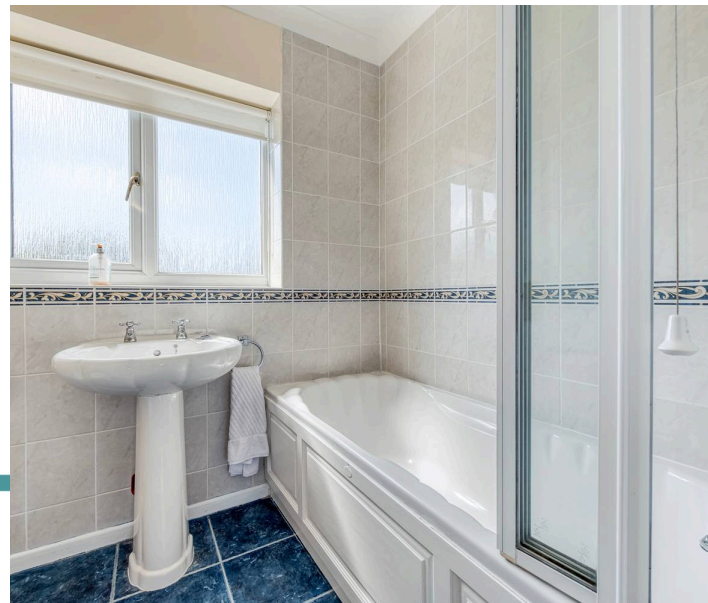
The Location

Blofield is a highly sought-after Broadland village that perfectly balances a peaceful rural setting with excellent everyday amenities and strong transport links. Properties situated on Newstead Gardens benefit from a quiet residential position within the village, making it particularly appealing to families and those looking for a more relaxed pace of life.

The village itself offers a range of convenient facilities including a well-regarded primary school, a local shop with post office, and a traditional fish and chip shop, ideal for those easy weeknight meals. Healthcare needs are well catered for with Blofield Surgery located within the village. For dining out, The King's Head is a popular choice among locals, known for its excellent food and welcoming atmosphere.

Blofield is ideally positioned just off the A47, providing straightforward access to both Norwich and Great Yarmouth. This makes commuting simple, whether travelling into the city centre or heading towards the coast. Norwich, approximately 7 miles away, offers a wide range of shopping, dining, and cultural amenities, as well as a mainline rail service to London Liverpool Street with journey times of around 1 hour 50 minutes. There is also a convenient Park & Ride facility at Postwick on the outskirts of the city.

Nearby villages further enhance the appeal of the area. Brundall, just a short distance away, offers additional rail links and amenities, while Strumpshaw is also close by and home to the Huntsman pub, well known locally for its excellent Sunday roasts.



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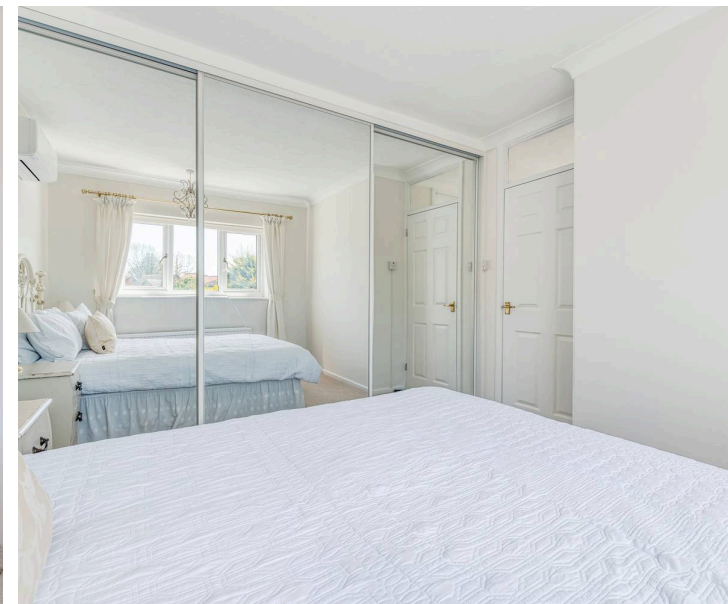
Highview Close, Blofield

This well presented three-bedroom detached home sits within the highly sought-after village of Blofield, offering a welcoming setting ideal for comfortable family living. The property has been thoughtfully arranged to create a bright and airy atmosphere throughout, with well-proportioned rooms and a layout that works effortlessly for everyday life.

The ground floor opens into an inviting entrance hall that leads through to a generous sitting room, a lovely space enhanced by a large window and the added comfort of air conditioning. An open connection to the dining room gives the home a sociable feel, allowing natural light to flow from front to back. From here, patio doors open directly onto the rear garden, making it easy to enjoy outdoor meals or simply step outside on a sunny day.

The kitchen is neatly designed with a range of modern units, integrated appliances and space for the essentials, creating a practical and pleasant area for cooking. A ground-floor WC adds further convenience.

Upstairs, the property continues to impress with three well-balanced bedrooms. The main bedroom includes built-in wardrobes and air conditioning, offering a comfortable retreat at the end of the day. The remaining bedrooms are equally inviting, each with a bright outlook and easy access to the modern family bathroom, which features a bath with shower over, a hand basin, and WC.



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Outside, the south-facing rear garden provides a wonderful extension of the living space. Mainly laid to lawn and complemented by both a patio and decking area, it offers plenty of room for relaxing, entertaining, or simply enjoying the sunshine. The property benefits from off-road parking and garage, while double glazing and gas central heating ensure year-round comfort.

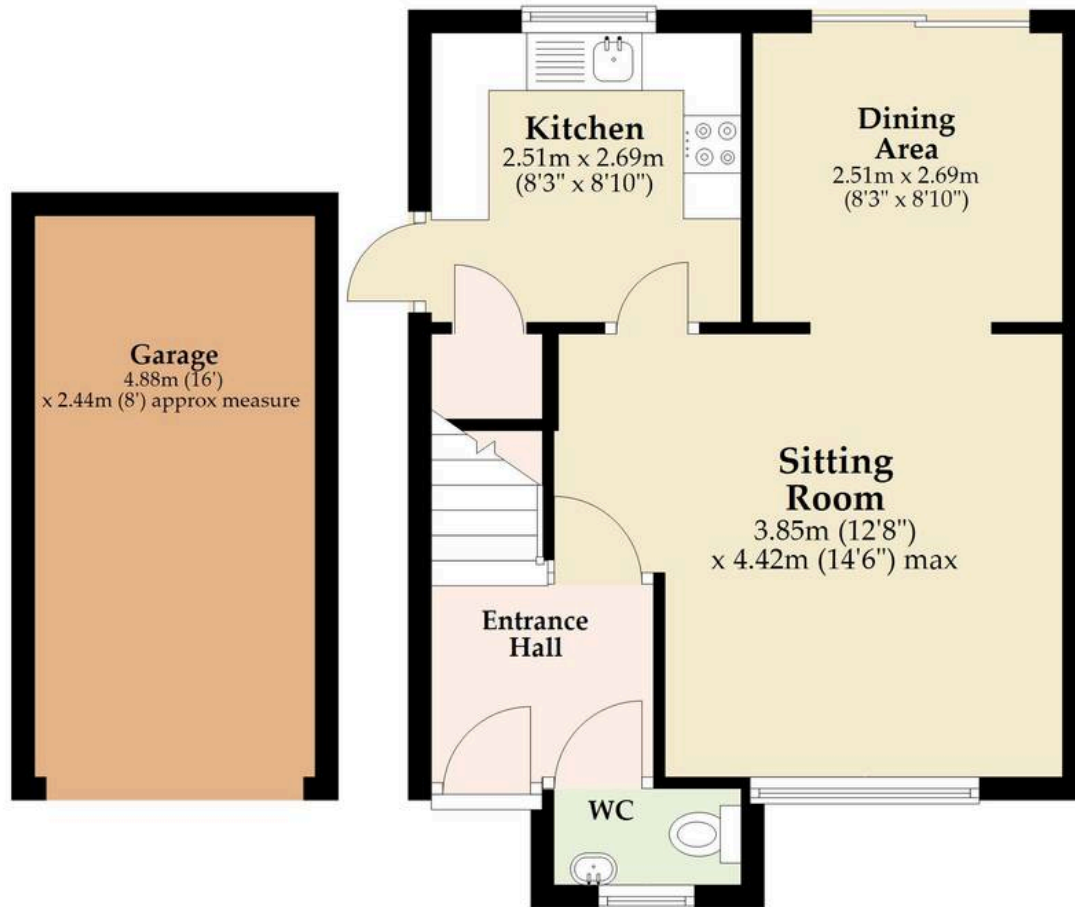
Agents Note

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



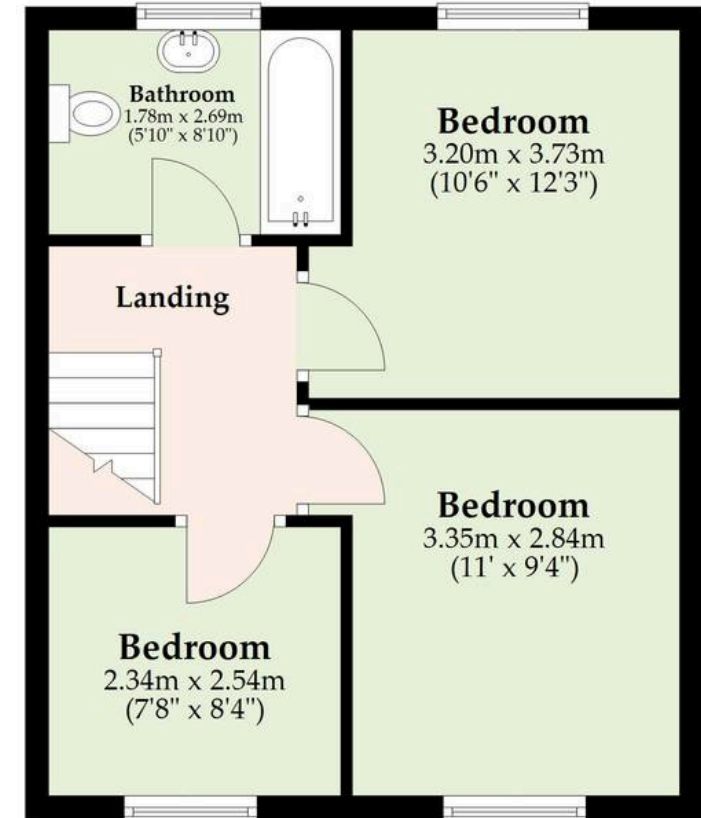
Ground Floor

Approx. 47.9 sq. metres (515.6 sq. feet)
(excluding WC)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 88.2 sq. metres (949.8 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady
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