



7 Newstead Gardens, Blofield

Norwich



Minors & Brady

7 Newstead Gardens

A lovely development, bespoke interiors and a flowing, well-balanced layout define this substantial four-bedroom detached family home. The ground floor offers a welcoming entrance hall leading to a dedicated study with fitted cabinetry, ideal for home working, alongside a bright and spacious living room with French doors opening onto the rear garden. At the heart of the home sits a well-appointed kitchen and dining area, designed for both everyday family life and entertaining, with direct access outside, complemented by a practical utility room. Upstairs, four well-proportioned bedrooms are arranged around a central landing, including a generous principal bedroom with fitted wardrobes and an ensuite shower room. Externally, the property benefits from ample driveway parking, a double garage, and a landscaped rear garden featuring patio and decking areas, plus a dedicated fire pit seating space under a pergola. Overall, it is a versatile and stylish family home offering excellent flow between indoor and outdoor living.

- Substantial four-bedroom detached family home in a modern, well-kept development
- Spacious and well-balanced layout, designed for practical family living and entertaining
- Bright living room with French doors opening directly onto the rear garden
- Open-plan kitchen and dining area with integrated appliances, Rangemaster cooker, and garden access
- Dedicated home office/study with fitted bespoke cabinetry and built-in storage
- Separate utility room and ground-floor cloakroom, adding everyday convenience
- Principal bedroom suite with fitted wardrobes and a private ensuite shower room





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7 Newstead Gardens

The Location

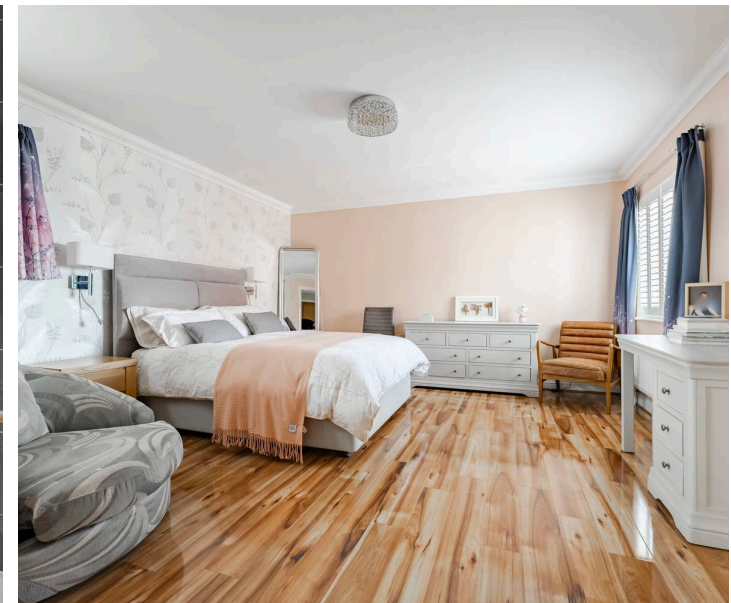
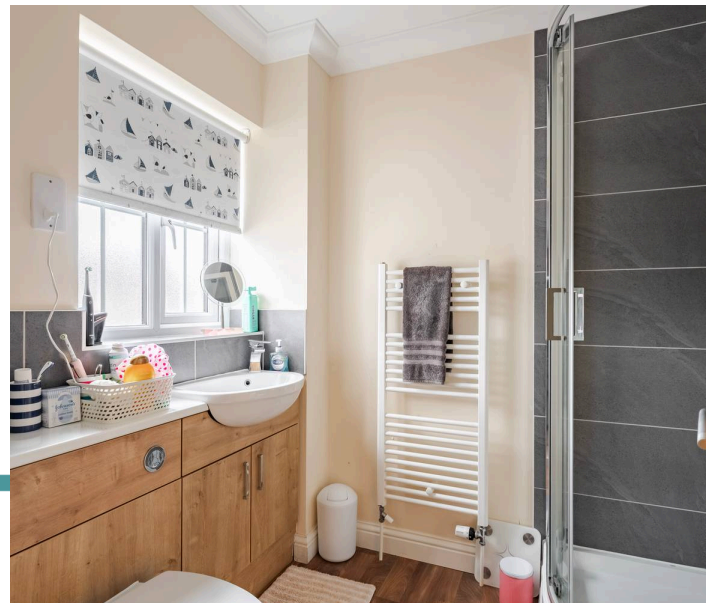
Blofield is a highly sought-after Broadland village that perfectly balances a peaceful rural setting with excellent everyday amenities and strong transport links. Properties situated on Newstead Gardens benefit from a quiet residential position within the village, making it particularly appealing to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

Overall, Blofield is a charming and well-connected village with a strong sense of community, making it an ideal location for families, professionals commuting to Norwich.



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Blofield, Norwich

Newstead Gardens, Blofield

This substantial four-bedroom detached home is situated within a lovely development and offers spacious, well-balanced accommodation designed with modern family living in mind. The property has been well maintained throughout and provides a practical layout, combining generous living areas with useful additional spaces such as a study, utility room, and double garage.

On the ground floor, the entrance hall leads into a bright and welcoming interior with tiled flooring and a bespoke balustrade staircase. There is a separate study featuring Sharpes fitted cabinetry with built-in storage and a desk, making it an ideal space for home working or a quiet retreat. The main living room is a comfortable and inviting area with a front-facing window and French doors opening onto the rear garden, allowing for plenty of natural light and a seamless connection to the outdoor space.

The kitchen and dining area is well equipped with fitted units, integrated appliances, a Rangemaster cooker, and space for family dining, with further French doors leading directly to the garden. A separate utility room provides additional storage and laundry space, while a cloakroom completes the downstairs accommodation.



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Blofield, Norwich

Upstairs, the property offers four well-proportioned bedrooms arranged around a central landing. The principal bedroom is a generous size and benefits from built-in wardrobes and an ensuite shower room. The remaining bedrooms are served by a family bathroom, which includes both a bath and separate shower. The layout works well for families, offering flexibility for guest rooms, children's bedrooms, or additional workspace. Externally, the home continues to impress. To the front, there is a large brick-paved driveway providing ample off-road parking and access to a double garage. The rear garden is fully enclosed and has been thoughtfully designed for both relaxation and entertaining, featuring a patio and decking area along with a dedicated fire pit space under a pergola with seating. There is also additional side space that could be adapted for further outdoor use such as a seating or relaxation area.

Overall, this is a well-presented and versatile family home set within a lovely development, offering strong indoor and outdoor space, and a comfortable layout with attractive features throughout. It is well suited to buyers looking for a move-in-ready property with excellent entertaining areas and practical family living accommodation.

Agents Note

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

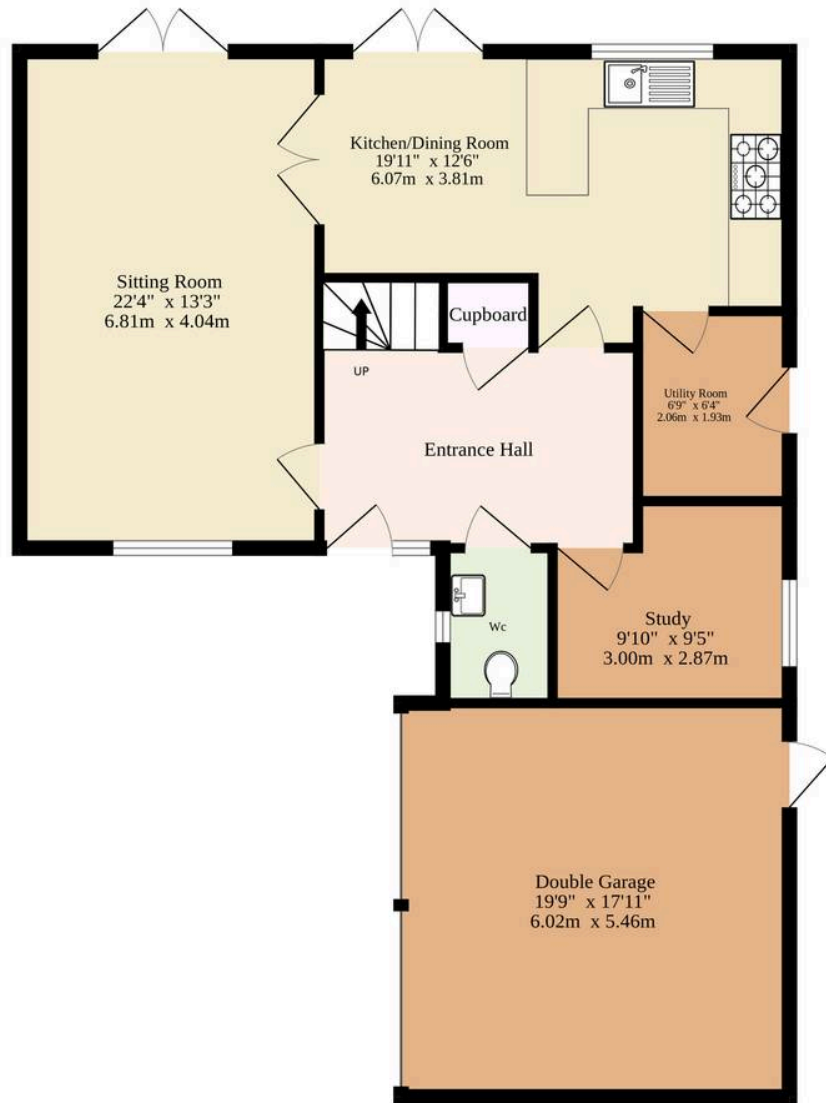
Underfloor heating (ground-floor) Radiators (upper-floor)

Covenants prohibit keeping garden animals or parking caravans on the driveway.

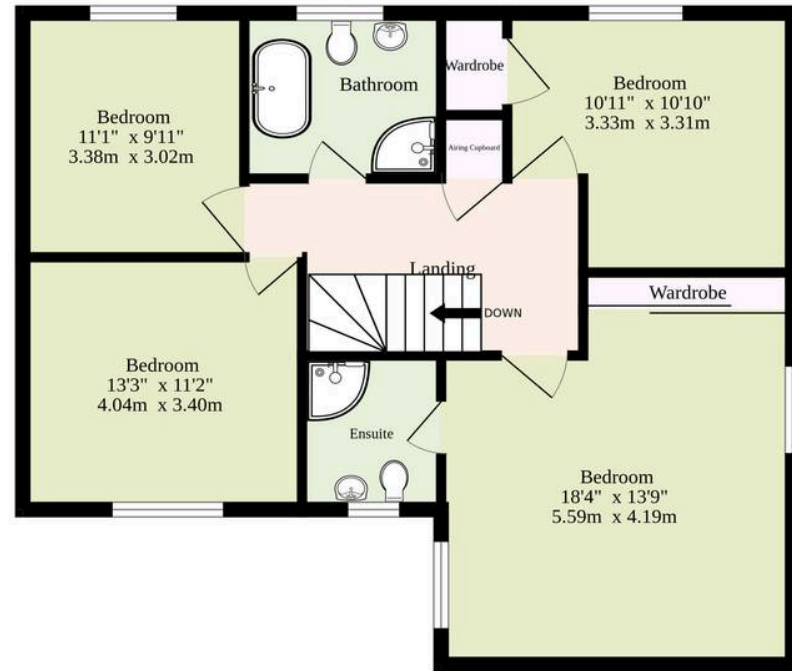


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Ground Floor
1150 sq.ft. (106.8 sq.m.) approx.



1st Floor
827 sq.ft. (76.8 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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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