



18 Mill Road, Blofield

Norwich



Minors & Brady

18 Mill Road

Blofield, Norwich

A flexible chalet-style home in Blofield Heath, this spacious property offers a great mix of character and practical family living. Set back from the road, it benefits from a private approach with ample off-road parking, mature greenery and useful external storage including a split-garage and shed. Inside, the entrance hall leads to a well-presented sitting room featuring parquet flooring, a log burner, and plenty of natural light. The layout lends itself well to multi-generational living, with a ground floor bedroom and shower room providing adaptable space. A separate dining room and modern kitchen with a central island create sociable areas for everyday use and entertaining. The adjoining conservatory adds further living space with garden views and direct access outside. Upstairs, two generous bedrooms and a family bathroom are complemented by a south-facing garden offering a private and peaceful setting.

- Flexible chalet-style home in the sought-after village of Blofield Heath
- Set back from the road with a brickweave driveway and ample off-road parking
- Garage currently partitioned into two store rooms plus additional shed
- Well-presented sitting room with parquet flooring and a characterful log burner
- Ground floor bedroom and shower room, ideal for multi-generational living
- Separate dining room suitable for everyday use and entertaining
- Modern kitchen with generous storage and freestanding island
- Bright conservatory with glazed roof and direct access to the garden
- Two spacious first floor bedrooms with a family bathroom
- South-facing rear garden with lawn, patio areas, and established hedging for privacy





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The Location

Blofield Heath is a highly sought-after Broadland village that perfectly blends a peaceful, family-friendly atmosphere with convenient amenities. The village offers a range of facilities including Hemblington Primary School, the welcoming Heathlands Public House, a handy Post Office and shop, and the renowned 'Tamarind' restaurant, celebrated as the best in Norfolk.

Situated just about seven miles from Norwich, Blofield Heath provides easy access to major routes such as the new NDR and the A47, connecting you effortlessly to the coastal town of Great Yarmouth or the vibrant city centre. For commuters, the Park & Ride facility at Postwick on the edge of Norwich makes daily travel straightforward.

Additionally, Norwich benefits from a mainline rail service to London Liverpool Street with an approximate journey time of just under two hours, while nearby stations at Acle and Brundall offer further transport options.

This delightful location is especially ideal for families and those who appreciate a quiet lifestyle nestled within the beautiful Norfolk Broads district. Its friendly community spirit and abundance of amenities make Blofield Heath a truly wholesome and desirable place to call home.



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Mill Road, Blofield Heath

Set back from the road in the desirable village of Blofield Heath, this substantial chalet-style home offers a wonderful balance of space, flexibility, and character, perfect for modern family living, including multi-generational arrangements.

The property is approached via a brickweave driveway, providing ample off-road parking, complemented by a lawned area to the side featuring a mature tree and established hedging, creating a pleasant sense of privacy from the outset. A garage, currently partitioned into two useful store rooms, along with an additional shed, offers excellent external storage solutions.

Inside, the entrance hall sets the tone for the home, leading into a beautifully presented sitting room. This inviting space benefits from a front-facing window, allowing for plenty of natural light, and is enhanced by striking parquet flooring, a characterful log burner and tasteful décor with subtle purple hues that add warmth and individuality.

One of the standout features of the home is its versatility. The ground floor includes a well-proportioned bedroom and a nearby shower room, making it perfectly suited for multi-generational living, guest accommodation, or even a home office setup.



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Further living space is provided by a separate dining room, ideal for both everyday use and entertaining. The kitchen is modern and thoughtfully designed, offering generous storage and a stylish contrasting finish. A freestanding island creates a practical workspace and social hub, seamlessly connecting the room.

An opening from the kitchen leads into a bright conservatory with a glazed roof, creating an additional reception area that enjoys views over the garden. Patio doors provide direct access outside, enhancing the flow between indoor and outdoor living.

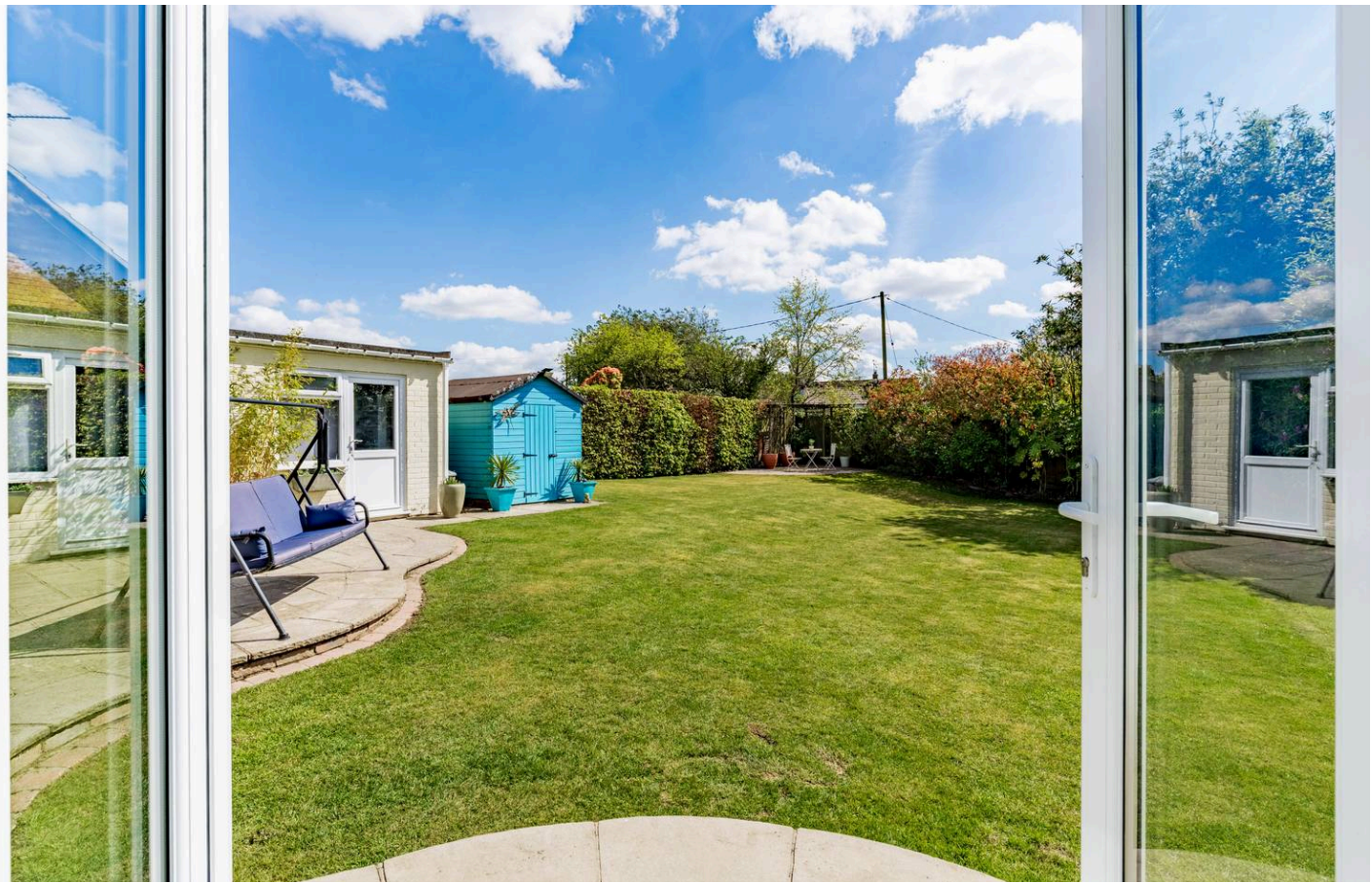
Upstairs, the first floor offers two further large bedrooms, both well-proportioned and filled with natural light, along with a family bathroom serving this level.

The rear garden is a particular highlight, south-facing and designed for enjoyment throughout the day. It features a well-maintained lawn alongside dedicated patio areas, perfect for seating and outdoor dining. The space is established and well-enclosed by mature hedging, providing both privacy and a tranquil setting.

Agents Note

This property will be sold freehold.

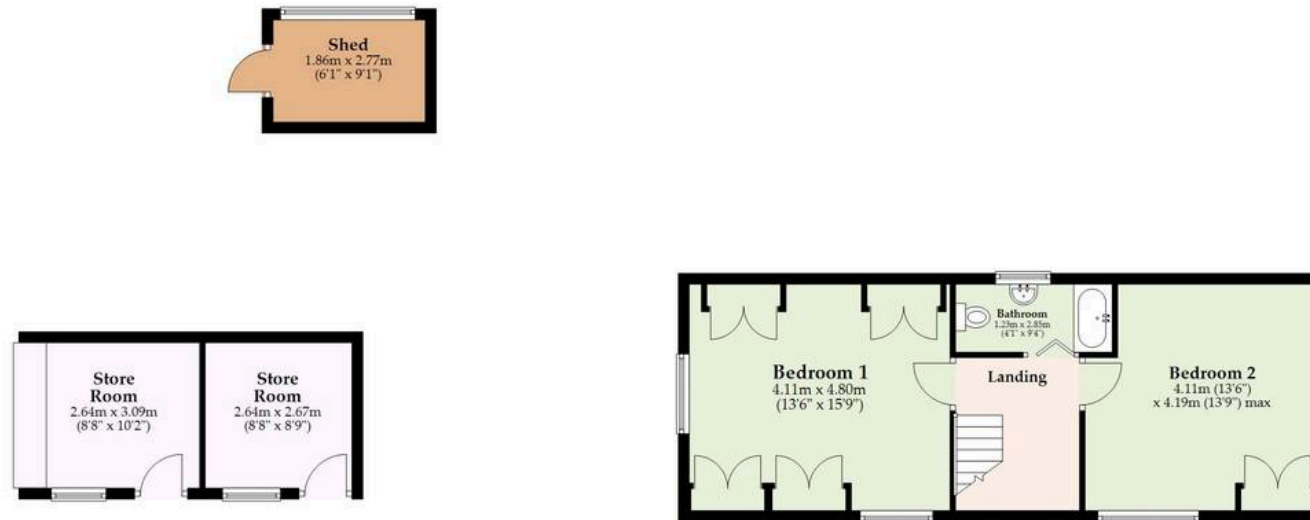
Connected to mains water, electricity and drainage. Alongside air-source heat pump.



Ground Floor
Approx. 101.5 sq. metres (1092.1 sq. feet)



First Floor
Approx. 67.7 sq. metres (728.7 sq. feet)



Total area: approx. 169.2 sq. metres (1820.8 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 PlanLUp.

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



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Minors & Brady
Your home, our market



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