



42 Francis Lane, Blofield

Norwich



Minors & Brady

42 Francis Lane

Blofield, Norwich

A deceptively spacious and impressively versatile bungalow in a sought-after non-estate setting. This smartly presented home offers generous accommodation throughout, with all principal living areas benefiting from excellent proportions. At its heart is a large sitting room leading via sliding doors into a bright conservatory, perfectly connecting indoor and outdoor living. The sizeable kitchen diner, complete with herringbone-style flooring, provides ample storage and space for appliances and is complemented by a practical utility room. Three well-proportioned bedrooms and a family bathroom ensure comfortable and flexible living arrangements. Externally, the beautifully landscaped gardens, expansive brickweave driveway, and substantial 40ft garage complete a property that offers both space and lifestyle appeal.

- Deceptively spacious and versatile bungalow
- Sought-after non-estate position
- Generous sitting room with sliding doors to conservatory
- Bright and airy conservatory overlooking the garden
- Large kitchen diner with herringbone-style flooring
- Ample kitchen storage and space for a range of appliances
- Separate utility room for added practicality
- Three well-proportioned bedrooms
- Well-maintained, landscaped front and rear gardens with lawn and patio areas
- Brickweave driveway and substantial 40ft garage providing excellent parking and storage





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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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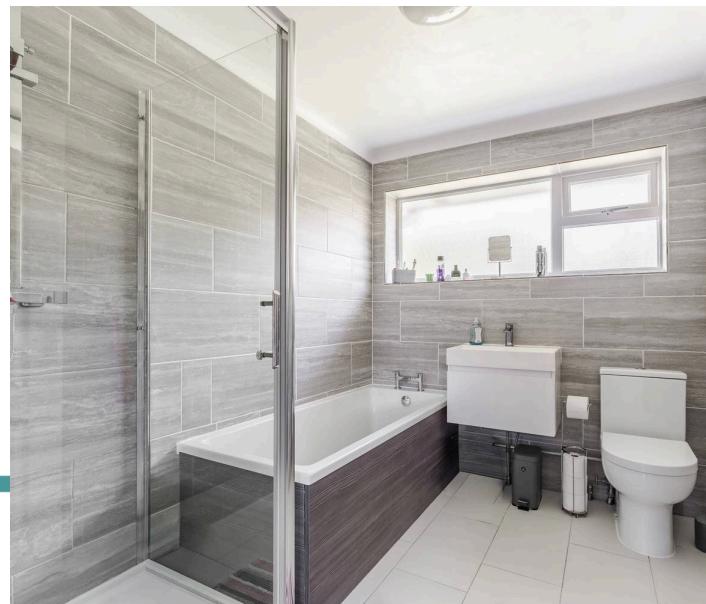
Francis Lane, Blofield

A well-presented and intelligently arranged bungalow, situated in a desirable non-estate position, offering generous and versatile accommodation throughout. This attractive home immediately impresses with its brickweave driveway, providing ample off-road parking and leading to a substantial 40ft garage, ideal for storage, workshop use, or multiple vehicles.

Entering the property, you are welcomed into a central entrance hall that provides access to three well-proportioned bedrooms and a neatly appointed family bathroom. Each bedroom offers comfortable living space, making the home perfectly suited to families, downsizers, or those seeking single-level living without compromising on space.

The main living accommodation is particularly impressive, with all reception and principal rooms being notably large in size. The spacious sitting room is a standout feature, offering a bright and inviting environment for both relaxation and entertaining. Sliding doors from here lead directly into a conservatory, creating a seamless connection between indoor and outdoor living while providing an additional versatile reception area overlooking the garden.

At the heart of the home lies a generously sized kitchen diner, finished with attractive herringbone-style flooring. This space is both practical and sociable, benefitting from an abundance of storage and extensive worktop space, along with ample room for a range of appliances. The adjoining utility room further enhances functionality, offering additional storage and dedicated space for laundry and household essentials.



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Externally, the property continues to impress with its beautifully landscaped gardens to both the front and rear. Thoughtfully designed and meticulously maintained, the gardens feature a combination of lawn and patio areas, complemented by a variety of blooming flowers and established shrubs, creating a colourful and tranquil setting throughout the seasons.

Overall, this is a fantastic opportunity to acquire a spacious and well-appointed bungalow that offers more than meets the eye, combining generous room sizes, excellent practical features, and a pleasant setting in a sought-after non-estate location.

Agents Note

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



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Ground Floor (Incl Garage)

Approx. 161.3 sq. metres (1736.3 sq. feet)



Total area: approx. 161.3 sq. metres (1736.3 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.

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



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Branch Partner



Meet *Karol*
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Meet *Claire*
Aftersales Team Leader

Minors & Brady
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