



12 Borton Road, Blofield

Minors & Brady



12 Borton Road

Blofield, Norwich

Corner plot living with potential, privacy and no onward chain. Positioned within the popular village of Blofield Heath, this three-bedroom semi-detached bungalow offers spacious single-storey accommodation in a peaceful setting. Well suited to a variety of buyers, the property benefits from a bright and practical layout, generous room sizes and a large family bathroom. Outside, the wrap-around gardens provide a wonderful sense of space, featuring mature planting, lawned areas and plenty of scope to enjoy the outdoors. A driveway and garage add further convenience, while the village's amenities and transport links remain within easy reach. Offered with no onward chain, this is a fantastic opportunity to secure a home in a sought-after Norfolk location.

- No onward chain
- Three-bedroom semi-detached bungalow
- Occupying a generous corner plot
- Spacious lounge with attractive open fireplace
- Kitchen/dining room ideal for everyday living
- Large family bathroom with separate bath and shower
- Wrap-around gardens with mature planting and raised beds
- Driveway providing off-road parking and garage
- Peaceful village location with nearby amenities
- Excellent access to Norwich, Brundall and the Norfolk coast



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The Location

Blofield Heath is one of Broadland's most desirable villages, offering an attractive blend of countryside living, community spirit and excellent day-to-day convenience. Popular with families, professionals and retirees alike, the village provides a welcoming atmosphere alongside a range of local amenities, including the highly regarded Hemblington Primary School, a village Post Office and shop, the well-known Heathlands Public House and the renowned Tamarind restaurant, which has earned an excellent reputation across Norfolk.

The village enjoys a superb position between Norwich and the Norfolk Broads, with neighbouring villages such as Blofield and Brundall providing an even wider selection of facilities, including further schooling, shops, cafés, medical services and rail connections. Residents benefit from regular bus services linking the village to Norwich and surrounding areas, making it an accessible location for both commuters and those wishing to travel without relying solely on a car.

Connectivity is a particular strength of the area. Norwich city centre lies approximately seven miles away, while convenient access to the A47 and Northern Distributor Road (NDR) allows straightforward travel across the county. The nearby Park & Ride at Postwick provides an easy alternative for journeys into the city, while rail services from Brundall and Norwich offer connections to London Liverpool Street and beyond.

For those who enjoy outdoor pursuits, Blofield Heath is ideally placed to explore the picturesque Norfolk Broads, with riverside walks, sailing opportunities and beautiful countryside all within easy reach. The Norfolk coastline is also readily accessible, with many of the county's renowned beaches and coastal destinations reachable in around 25 minutes by car, making days by the sea a regular possibility rather than an occasional treat.

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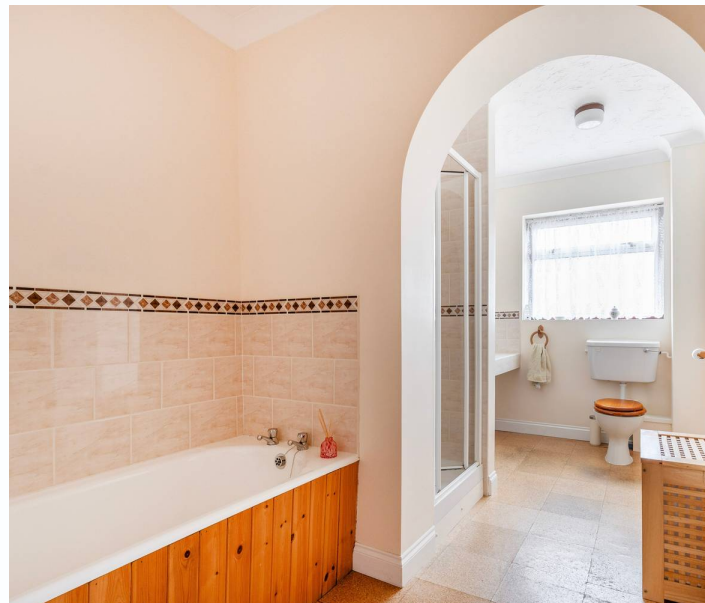
Blofield, Norwich

Borton Road, Blofield Heath

Set on a generous corner plot in the popular village of Blofield Heath, this three-bedroom semi-detached bungalow presents an excellent opportunity for those seeking single-storey living in a peaceful yet well-connected location. Offered with no onward chain, the property combines well-proportioned accommodation, private gardens and practical outside space, making it an appealing choice for a range of buyers.

The accommodation is arranged around a welcoming entrance hall and includes a spacious lounge, where an open fireplace creates an attractive focal point and adds warmth and character to the room. The adjoining kitchen and dining area provides ample space for both everyday living and entertaining, with a range of fitted units and direct access outside, creating a practical and sociable environment.

There are three bedrooms, all offering comfortable accommodation and flexibility to suit a variety of needs, whether as sleeping quarters, guest space or a home office. The family bathroom is particularly generous in size and is fitted with both a separate bath and shower, providing convenience for busy households.



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One of the standout features of the property is the garden, which wraps around the bungalow and provides a wonderful sense of space and privacy. Predominantly laid to lawn, the garden is enhanced by a variety of mature plants, shrubs and trees that create colour and interest throughout the seasons. Raised sleeper beds, patio seating areas and a greenhouse further add to the appeal, offering an enjoyable outdoor space for gardening enthusiasts and those who simply wish to relax and unwind.

The property also benefits from a driveway providing off-road parking and access to a garage with power and lighting, offering excellent storage, workshop potential or additional practical space.

Agent's Note

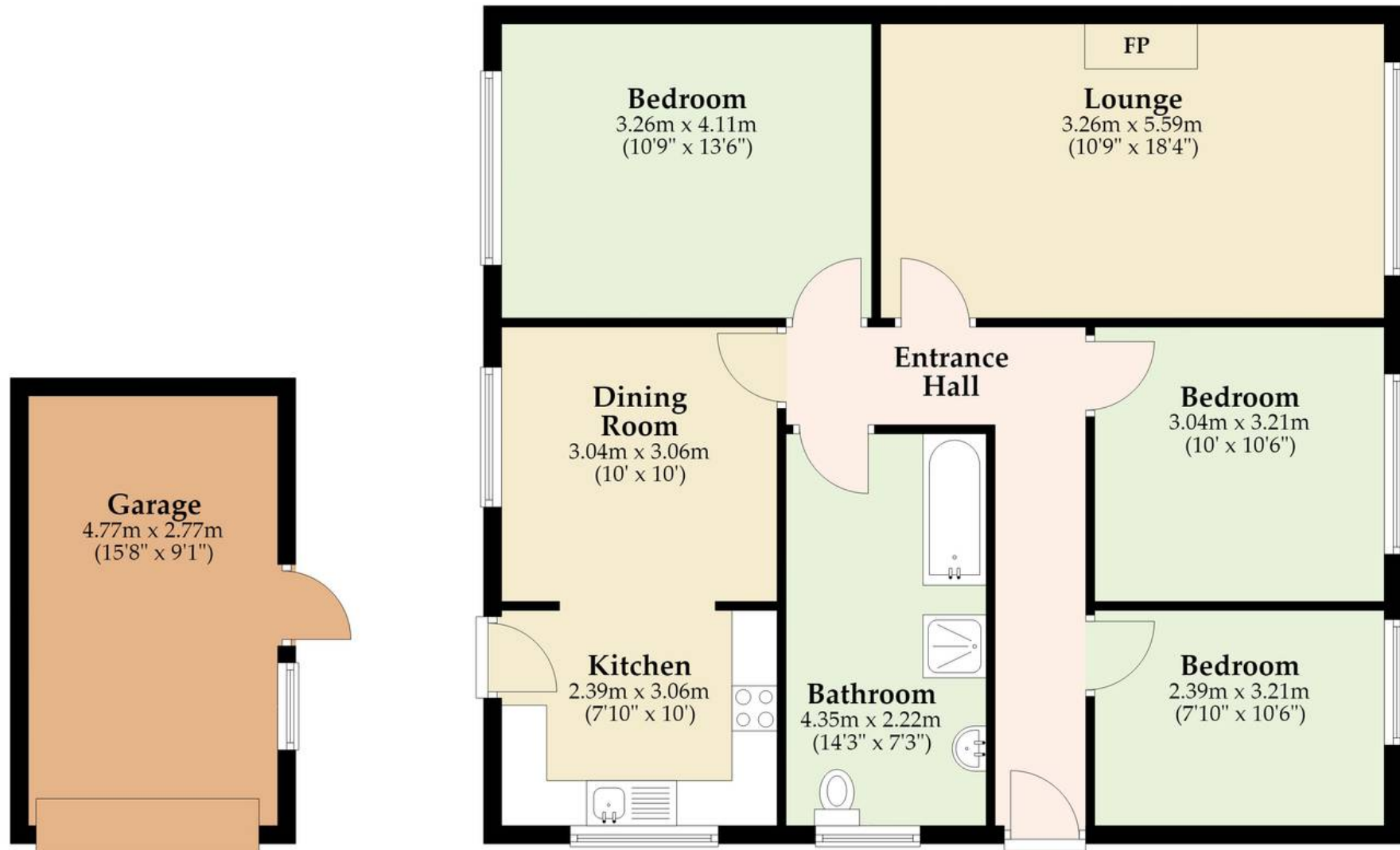
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 100.3 sq. metres (1079.6 sq. feet)



Total area: approx. 100.3 sq. metres (1079.6 sq. feet)

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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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