

propertyladder



Woodbastwick Road, Blofield, NR13

A Five-Bedroom Detached Family Home Occupying A Mature Plot Of Around One-Third Of An Acre (STMS)

GUIDE PRICE £750,000 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACE, PRIVACY & EXCEPTIONAL FAMILY LIVING!

The spacious accommodation is perfectly suited to modern family life. A welcoming entrance hall provides access to the principal reception rooms and immediately sets the tone for the generous proportions found throughout the home.

The impressive lounge and dining room offers a superb space for both everyday living and entertaining. Flooded with natural light, this wonderful room flows seamlessly into an equally spacious conservatory, creating a versatile additional reception area overlooking the beautifully maintained rear garden.

The kitchen breakfast room forms the heart of the home, providing ample workspace and storage together with plenty of room for informal dining. A separate utility room keeps household essentials neatly tucked away, whilst a study offers an ideal work-from-home space and could equally serve as a sixth bedroom if required.

Upstairs, the first floor continues to impress with five generously proportioned bedrooms. Bedroom Two is particularly noteworthy, extending to over 5.5 metres in length and benefiting from extensive fitted storage. The principal bedroom enjoys the luxury of a cleverly concealed en-suite shower room, whilst the remaining bedrooms are all well-served by a spacious family bathroom.



*“landscaped to
create a peaceful
outdoor retreat”*



Overview

- Five Spacious Bedrooms Plus Study/Sixth Bedroom
- Large Lounge And Dining Room
- Generous Conservatory Overlooking The Garden
- Kitchen Breakfast Room With Separate Utility
- Principal Bedroom With Concealed En-Suite Shower Room
- Bedroom Two Over 5.5 Metres With Fitted Storage
- Integral Double Garage (Approximately 5.5m X 5.5m)
- Beautiful Mature Gardens With Patio, Pond And Sweeping Lawns





Location

Blofield Heath is one of Broadland's most sought-after villages, perfectly combining peaceful village living with excellent everyday convenience. The village offers an excellent range of amenities including local shops, a post office, public house, doctors' surgery, dentist and highly regarded schooling, making it particularly popular with families.

For commuters, the nearby railway stations at Brundall and Brundall Gardens provide regular services to Norwich and Great Yarmouth, whilst the A47 offers excellent road links across the county.

Positioned just a few miles east of the Cathedral City of Norwich and within easy reach of the Norfolk Broads, Blofield Heath provides the perfect balance of countryside surroundings and modern convenience. With excellent local amenities, beautiful nearby walks and superb transport connections, it continues to be one of the area's most desirable places to call home.



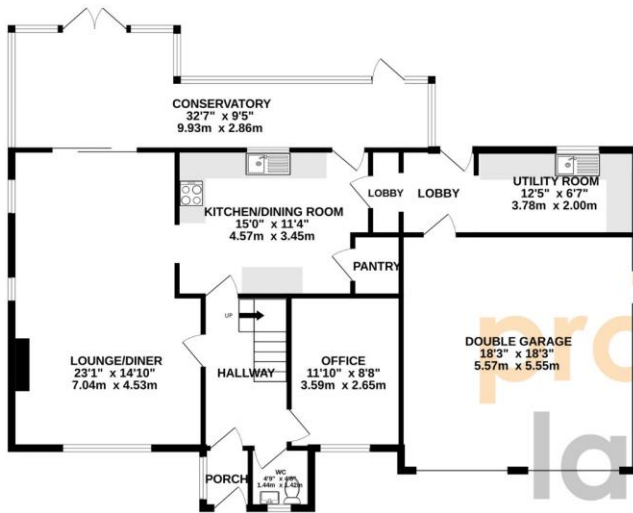
Outside

Outside, the property is equally impressive. The mature rear garden has been thoughtfully landscaped to create a peaceful outdoor retreat, featuring a generous patio ideal for entertaining, a feature pond, sweeping lawns and an abundance of established flower and shrub borders, all enclosed by timber fencing to provide an excellent degree of privacy.

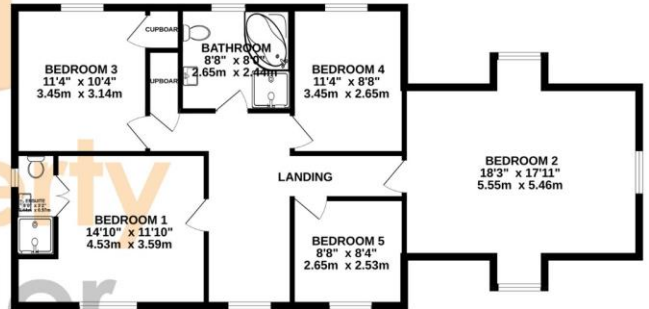
With its substantial accommodation, impressive plot, extensive parking, integral double garage and highly regarded village location, Treetops represents a superb opportunity for families seeking space both inside and out.

We may use edited or staged photos to declutter and show the property in its best light. A decision to purchase should not be made on the published photographs alone.

GROUND FLOOR
1413 sq.ft. (131.2 sq.m.) approx.



1ST FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2369 sq.ft. (220.1 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.
Made with Metropix ©2026

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: E

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

**BRITISH
PROPERTY
AWARDS
2025**

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. These published details should not be considered to be accurate and all information, including but not limited to lease details, boundary information and restrictive covenants have been provided by the sellers. Property Ladder have not physically seen the lease nor the deeds.