



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

The Kelmars, Saxonfields, Blofield, Norwich, NR13 4LG  
Guide Price: £299,995 | Ref:BRUSP205264



«EpcGraph»

**Awaiting EPC Rating  
Please contact our office  
for further information.**

**Frequently Asked Questions**

**Council Tax Band : Unconfirmed  
Heating System : Gas Fired  
Year of Construction : 2017  
Type of Windows : UPVC**

**HUNTERS®**

A GENEROUS four bedroom home with OPEN PLAN KITCHEN/DINING AREA and a large separate LIVING ROOM. The MASTER BEDROOM benefits from an ENSUITE and fitted wardrobes. There are THREE FURTHER BEDROOMS.

Today, this sought-after village benefits from an excellent range of convenient amenities including a post office, doctors' surgery, primary school, hairdresser and library. There's also the King's Head pub which is just a few moment walk away, while the village has a variety of active community groups. These include the Women's Institute, Guides, Children's playgroup and a selection of sporting clubs. Facilities available to members and other locals include the Margaret Harker Hall and Blofield Court House, as well as Heathlands Community Centre.

Film screenings are held at the Court House on a regular basis, or you can catch a match at the nearby Norwich City Football Club. Alternatively, tee off at Norfolk Premier Golf, or enjoy a little pitch and putt at the cub's fun Pirate Island Adventure Golf.

#### **DIRECTIONS**

Leave Norwich via the A47 heading toward Great Yarmouth. Upon reaching the Brundall roundabout take the second exit heading toward Blofield on the Yarmouth Road. At the traffic lights continue straight over passing the Village Hall and on the right hand side The Site Office for Kier Living can be found.

#### **APPROACH**

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR TO:**

#### **ENTRANCE HALL**

Stairs to first floor landing with under stairs storage cupboard, hard wired smoke alarm, smooth ceiling, doors to:

#### **CLOAKROOM**

White two piece suite comprising low level W.C., pedestal hand wash basin with mixer tap, radiator, uPVC obscure double glazed window to front, smooth ceiling.

#### **LOUNGE**

*5.41m (17' 9") x 3.28m (10' 9")*

Radiator, UPVC double glazed window to front, smooth ceiling.

#### **KITCHEN/DINING AREA**

*5.94m (19' 6") x 4.11m (13' 6")*

Fitted range of wall and base level units with complementary rolled edge work surfaces, stainless steel sink and drainer unit with 'Monoblock' tap, inset gas hob with splash back and extractor fan, integrated eye level double oven, fridge freezer and dishwasher, UPVC double glazed window to side, UPVC double glazed French doors to patio, smooth ceiling with chrome downlighters, door to:

#### **STAIRS TO FIRST FLOOR LANDING**

Radiator, cylinder cupboard, separate airing cupboard with slatted shelf and low level heater, doors to:

#### **MASTER BEDROOM**

*3.78m (12' 5") x 2.90m (9' 6")*

Radiator, fitted double wardrobe, television point, telephone point, UPVC double glazed window to front, smooth ceiling, door to:

#### **ENSUITE SHOWER ROOM**

White three piece suite comprising low level W.C., pedestal hand wash basin, shower cubicle with thermostatically controlled shower, splash backs, Chrome heated towel rail, UPVC obscure double glazed window to side, smooth ceiling with chrome recessed downlighters and extractor fan.

#### **BEDROOM TWO**

*3.43m (11' 3") x 2.90m (9' 6")*

Radiator, television point, UPVC double glazed window to rear, smooth ceiling, door to:

#### **BEDROOM THREE**

*2.97m (9' 9") x 2.06m (6' 9")*

Radiator, UPVC double glazed window to rear, television point, smooth ceiling.

#### **BEDROOM FOUR**

*2.69m (8' 10") x 2.06m (6' 9")*

Radiator, UPVC double glazed window to front, television point, smooth ceiling.

#### **FAMILY BATHROOM**

White three piece suite comprising low level W.C., pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, UPVC obscure double glazed window to side, chrome heated towel rail, smooth ceiling with chrome recessed downlighters and extractor fan.

#### **OUTSIDE REAR**

#### **GARAGE**

White up and over doors to front, power and light, UPVC double glazed personnel door to side providing access to the garden.

#### **AGENTS NOTE**

This property comes with two year Kier Living Customer Care and 10 Year NHBC warranty

All details provided were correct at point of instruction on 10/10/2017 and are subject to change at the discretion of Kier Living.

Images provided are for the Palmerston Showhome and do not depict layout of The Kelmarsh

**To arrange an accompanied viewing please call 01603 716799.**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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