



The Pippins, Blundeston Lowestoft NR32 5AE

welcome to

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We are delighted to present this spacious Three Bedroom Chalet Bungalow, located in the hugely sought after location of Blundeston. Offering a variety of local amenities, with beautiful countryside walks and fields surrounding the area. This property boasts space both internally and externally.



****CHALET BUNGALOW WITH POTENTIAL ANNEXE**** William H Brown are delighted to present this spacious Three Bedroom Chalet Bungalow, located in the hugely sought after location of Blundeston. Blundeston offers a variety of local amenities, with beautiful countryside walks and fields surrounding the area. This property boasts space both internally and externally, decorated to a fantastic standard throughout. The property offers ample parking to the front of the property, with entrance to a garage- with brilliant potential to be converted to an annexe. The property offers an entrance hall, with access to all downstairs reception rooms. These rooms consist of a modern kitchen, bright and airy lounge space as well as a dining room, ideal for hosting friends and family. A convenient downstairs rear lobby and shower room can also be found on the ground floor. A low maintenance rear garden can also be found at the home, with artificial lawn to rear and gorgeous field views behind the property! The first floor continues the spacious feel found throughout the home, with all Three Bedrooms located off of the landing. All three bedrooms are of a fantastic size, with the master offering gorgeous field views as well as a walk in wardrobe. This property is the ideal home in the countryside, with benefiting from Fibre Optic Broadband. Please call 01502 585998 to organise a viewing today!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Power points, Radiator, Carpet flooring.

Lounge

16' 11" x 10' 4" (5.16m x 3.15m)
Double glazed window to Front aspect with shutters, Feature fireplace, Two Radiators, Power points, Carpet flooring.

Dining Room

12' 6" x 10' 4" (3.81m x 3.15m)
Double glazed window to Rear aspect, Power points, Radiator, Carpet flooring.

Kitchen

9' 5" x 8' 11" (2.87m x 2.72m)
Double glazed window to Front and Side aspect with fitted shutters, Partially tiled walls, Fitted kitchen units and work surfaces, Sink and drainer unit, Built in storage cupboard, Integrated Oven and Hob, Plumbing for Washing machine and dryer, Plumbing for Dishwasher, Power points, Laminate wood effect flooring.

Rear Lobby

Double glazed door and window to Rear aspect, Stairs leading to First floor landing, Power points, Radiator, Carpet flooring.

First Floor

Landing

Access to Bedrooms 1,2 and 3, Wooden stairs leading to landing, Carpet landing space.

Bedroom 1

14' 5" x 8' 9" (4.39m x 2.67m)
Double glazed window to Rear aspect, Double Bedroom, Field views to Rear, Walk in wardrobe space, Radiator, Power points, Carpeted flooring.

Bedroom 2

8' 8" x 7' 1" (2.64m x 2.16m)
Double glazed window to Rear aspect which overlooks fields, Built in wardrobe, Radiator, Power points, Carpet flooring.

Bedroom 3

10' 3" x 7' 2" (3.12m x 2.18m)
Double glazed window to Side aspect, Two built in wardrobes/Storage, Power points, Radiator, Carpet flooring.

Shower Room

Double glazed window to Side aspect, Fully tiled walls, WC, Wash hand basin, Shower cubicle, Shaving point, Extractor fan, Towel radiator, Lino flooring.

Outside

Front Garden

Bricked driveway to Front and Side aspects with Laid lawn and shrubbery, Small wall to Front of the property with fencing to Side aspects.

Rear Garden

Artificial lawn which is fully enclosed via fenced surround for privacy, Patio area for outdoor seating, Side door to Brick-built shed and Garage/ Potential Annex space.

Garage/Annex Area

15' 4" Max x 8' 10" Max (4.67m Max x 2.69m Max)
Composite Double door to Front aspect, Double glazed window to Side aspect, Partially tiled walls, Fitted Kitchen units with Sink and drainer unit. Shower Room: Double glazed window to Side aspect, WC, Wash hand basin, Walk in shower cubicle, Extractor fan, Lino tile effect flooring. Garage/Work shop area; Double glazed door and window to Side aspect, Spotlights, Power points.

Additional Information

Fibre Optic Broadband

Agents Note

Heating to the property is served by Oil. Please contact the branch for more details.



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The Pippins, Blundeston Lowestoft

- Three Bedroom Chalet Bungalow
- ** Potential Annex Space **
- Off Road Parking Via Driveway to Side Aspect of Home
- Desirable Village Location
- Separate Lounge and Dining Room
- Modern Sleek and Stylish Kitchen
- All Three Bedrooms with Fitted Storage, Two with Field Views
- Enclosed Rear Garden with Artificial Lawn

Tenure: Freehold EPC Rating: E

offers in excess of

£290,000



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Property Ref:
LOW108818 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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