



**The Loke, Blundeston Lowestoft NR32 5AR**

**welcome to**

## **The Loke, Blundeston Lowestoft**

We are delighted to present this fantastic, spacious SIX Bedroom Family Home located on The Loke in the charming village of Blundeston, located near neighbouring fields. The property has plenty to offer with ample reception space, an additional outbuilding and a substantial sized South facing Garden

### **Location**

Blundeston is a charming village, located in the North of the county of Suffolk. It is situated 3.5 miles North-West from the town of Lowestoft and 6 miles South of Great Yarmouth - meaning although a rural setting there is plenty of amenities a short drive away. The village itself has its own Church (St Mary the Virgins Church) which is medieval origin and known for its round tower. Other village amenities include; a local Village hall, Blundeston Primary School and a Public House.

### **Accommodation**

#### **Ground Floor**

##### **Lounge**

18' 4" x 9' 6" ( 5.59m x 2.90m )

Three double glazed windows to Front, Side and Rear aspects, Double glazed door to Garden, Wooden feature stable door from Entrance Hall, TV Point, Power points, Laminate Wooden Effect Flooring.

##### **Dining Room**

7' 4" Max x 6' 9" Max ( 2.24m Max x 2.06m Max )

Window through to Boot room, Radiator, Power points, Tiled flooring.

##### **Kitchen**

14' 2" Max x 12' 6" ( 4.32m Max x 3.81m )

Two double glazed windows to Front aspect, Wooden feature beam on ceiling, Country style Fitted Kitchen wall and base units with wooden work surfaces, Standalone Island with further cupboard storage which is also utilised as Breakfast Bar, Space for Double freestanding Electric Cooker, Cookerhood above, Plumbing for Washing machine, Dishwasher and Space for Tumble dryer, Power points, Integrated Lino flooring.

##### **Boot Room**

9' 8" x 7' 4" Max ( 2.95m x 2.24m Max )

Window through to Dining room, Storage space ideal for coats and shoes, Space for 50/50 Fridge freezer unit, Radiator, Laminate Wooden effect flooring.

##### **Snug/ Lounge 2**

14' 3" Max x 11' 3" ( 4.34m Max x 3.43m )

Double glazed Door and Window to Rear aspect, Partial wood walls, Feature Fireplace, Radiator, TV and Power points, Wooden tiled flooring.

##### **Study/Reception/ Bedroom 7**

11' 6" x 10' 9" Max ( 3.51m x 3.28m Max )

Double glazed window to Rear, Double glazed door to Rear, Could be utilised for a number of uses such as Study, Drawing Room or additional Bedroom, TV and Power points, Radiator, Wooden tiled flooring.

##### **Family Bathroom**

Double glazed window to Side access, Partially tiled walls, Wash hand basin, Walk in shower cubicle, Standalone Bath, Vanity cupboard, Storage shelves, Lino flooring.

#### **First Floor**

##### **Landing**

##### **Bedroom 1**

12' 7" Max x 12' 3" Max ( 3.84m Max x 3.73m Max )

Double glazed window to Side aspect, Double Bedroom, Radiator, Power points, Storage cupboard, Original wooden floorboards.

##### **Upstairs Wc**

Partially splashback walls, WC, Wash hand basin,







Built in storage cupboard, Storage shelves, Wooden effect Lino flooring.

### Bedroom 2

11' 7" Max x 9' 6" Max ( 3.53m Max x 2.90m Max )  
Two double glazed windows; to Rear and Side aspect, Radiator, Power points, Laminate Wood effect Flooring.

### Bedroom 3

12' 2" Max x 7' 8" ( 3.71m Max x 2.34m )  
Double glazed window to Side aspect, Power points, Radiator, Laminate Wood effect flooring.

### Bedroom 4

12' 1" x 6' 6" Max ( 3.68m x 1.98m Max )  
Double glazed window to Side aspect, Radiator, Power points, Laminate Wooden effect Flooring.

### Bedroom 6

9' 6" Max x 6' 2" ( 2.90m Max x 1.88m )  
Double glazed window to Side aspect, Radiator, Power points, Laminate Wood effect Flooring.

### Bedroom 5

8' 3" x 7' 5" ( 2.51m x 2.26m )  
Double glazed window to Side aspect, Radiator, Power points, Stairs up to storage area, Carpet flooring.

### Loft Space

13' 8" x 8' 6" Max ( 4.17m x 2.59m Max )  
Double glazed window to Side aspect, Steps leading up to.

## Outside

### Front Courtyard

Patio leading to Pond Feature, Gravel path leading to Rear access, Access to Front door of home, Outbuilding and additional entrance door, Wooden gate from Driveway. Driveway is concrete and can park a couple of vehicles.

### Rear Garden

Small patio area with room for outdoor table to side, Patio running along Rear of property, Laid lawn, Shed, Summer house, Play area, Access to additional parking area.

### Outbuilding

Wooden outbuilding with tiled roof.

### Reception Space/Storage

14' 8" x 13' 9" Max ( 4.47m x 4.19m Max )  
Radiator, Power points, Access through to Converted loft space with steps leading to Storage area, Carpet flooring.

### Kitchenette

7' 2" x 6' 1" ( 2.18m x 1.85m )  
Double glazed window and door, Fitted Base unit with Work top, Sink, Space for fridge, Original wooden flooring.

### Bathroom

Window, Walk in shower cubicle, WC, Sink, Original wooden flooring.

### Agents Note (1)

Waste from the property is served by Septic Tank of private supply. Contact the branch for more details.

### Agents Note (2)

The property has previously been extended and converted to suit the seller's needs. We have not been able to establish permission for the loft area and outbuilding and would ask that you make all necessary enquiries to satisfy yourself. An area of land has also been incorporated into garden use which currently unregistered but will be transferred with the property. Your conveyancer will make all necessary enquiries. Please raise any questions with the branch before proceeding to view.



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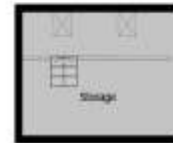
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## The Loke, Blundeston Lowestoft

- Six Bedroom Family Semi-Detached Home
- Plenty of Reception Space with Multiple Ground Floor Rooms
- Driveway to Front of Home Suitable for Two Vehicles
- Country Style Kitchen with Standalone Island/Breakfast Bar
- Enclosed South-Facing Rear Garden with Additional Extensive Garden Beyond Additional Parking Area

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

offers over  
**£550,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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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.

  
william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**