

HARDIMANS

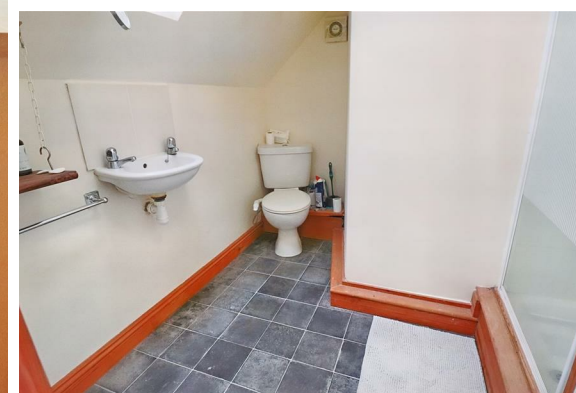


1 Osborn Cottage Market Lane
Blundeston, LOWESTOFT, NR32 5AN
£325,000

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1 Osborn Cottage Market Lane, Blundeston, LOWESTOFT, Suffolk, NR32 5AN

SOUGHT AFTER VILLAGE LOCATION AND SPLENDID FARMLAND VIEWS with this particularly attractive end character cottage forming a small terrace of 4 properties built in 2005. The Cottage provides deceptively spacious accommodation having 4 good size bedrooms and a conservatory extension, ideally located in Blundeston close to both the towns of Lowestoft and Gorleston with all of their amenities, sea and beach . An internal inspection is absolutely essential to fully appreciate.





LOCATION

Blundeston is a highly sought-after village on the outskirts of Lowestoft. Benefiting from open and picturesque countryside, the village is approx 4.5 miles from the towns of Lowestoft and Gorleston. The village has a primary school, church, public house, village store, village hall with a children's play park and village green. Various Supermarkets, secondary schools and local amenities can be found just a short distance outside of the village.

Nearby bus services enable access into Lowestoft and Great Yarmouth. The nearby Somerleyton train station provides travel to Norwich whilst Blundeston itself offers easy road access to Lowestoft, Great Yarmouth, Oulton Broad, Beccles and Norwich.

Blundeston features as the birthplace of David Copperfield in the novel of the same name written by Charles Dickens with many references to this locally.

COVERED ENTRANCE

glazed door to:-

ENTRANCE HALL

stairs to first floor, radiator.



DOWNSTAIRS CLOAKROOM

low level wc, pedestal washbasin, hot and cold, radiator, fuse box, double glazed window.

SPLENDID LIVING ROOM

17'5" x 14'2" (5.31 x 4.32)
double aspect windows, double glazing, radiator, understairs store cupboard, opening to:-



KITCHEN

9'8" x 9'8" (2.95 x 2.95)
one and a half bowl ceramic sink, base and wall cupboards, recess and plumbing for automatic washing machine and dishwasher, double glazed window.



CONSERVATORY

of brick/upvc construction, glass reflective roof, fan light, double doors to rear garden.

STAIRS TO FIRST FLOOR & LANDING

BEDROOM 1

14'2" x 10'2" (4.32 x 3.10)
radiator, double glazed windows, splendid farmland views.

BEDROOM 2

10'2" x 9'9" (3.10 x 2.97)
double glazed window, radiator.

BEDROOM 3

7'9" x 6'10" (2.36 x 2.08)
double glazed window, radiator, splendid farmland views.





MODERN FITTED BATHROOM

shower bath with shower screen, vanity washbasin, low level wc, pvc clad walls, modern chrome upright towel rail/radiator, double glazed window.

STAIRS TO SECOND FLOOR & LANDING

double glazed window.

MASTER BEDROOM

14'7" x 11'1" (4.45 x 3.38)
2 velux windows, radiator.

EN SUITE SHOWER ROOM

shower cubicle, low level wc, washbasin, extractor, double glazed velux window.

OUTSIDE

To the front, communal driveway leading to your own dedicated drive and single garage, further gravelled car standing area. To the side, gate providing access to rear garden, laid mainly to lawn with an open plan brick and pantile out building and garden store. The property is situated adjacent to and enjoys splendid farmland views.

SINGLE GARAGE

19'6" x 9'4" (5.94 x 2.84)
of brick and tile construction

COUNCIL TAX BAND

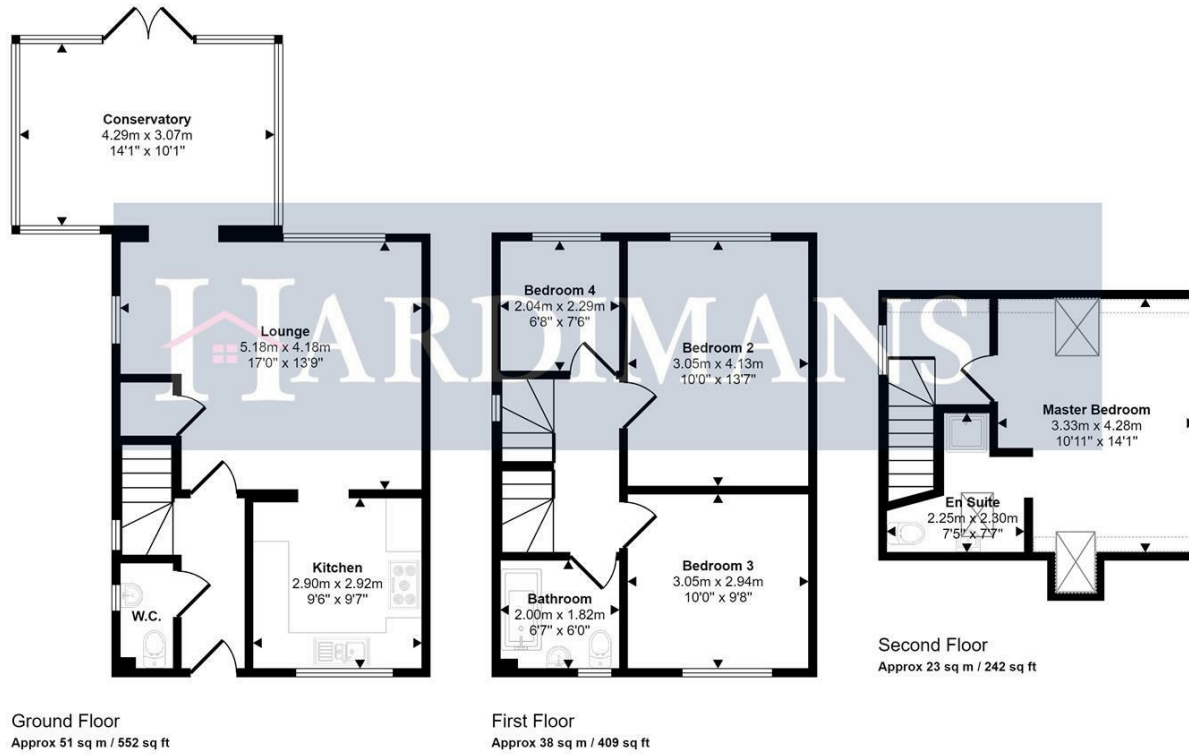
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Floor Plan

Approx Gross Internal Area
112 sq m / 1203 sq ft



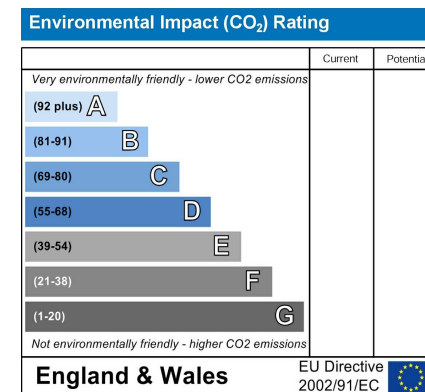
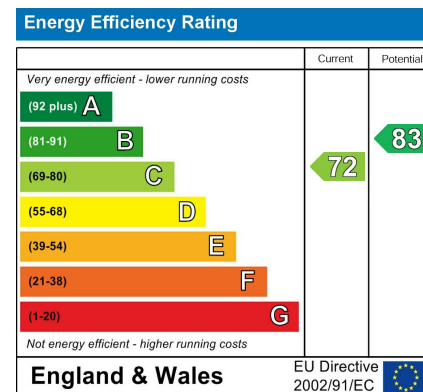
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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