

# HARDIMANS



**60 The Street**

Blundeston, Lowestoft, NR32 5AQ

**Guide Price £575,000**





## 60 The Street, Blundeston, Lowestoft, Suffolk, NR32 5AQ

Nestled in the charming village of Blundeston, about 3.5 miles north of Lowestoft, this delightful house boasts a rich history, being just over 200 years old. The property exudes character and warmth, making it a perfect family home. With four spacious bedrooms, it offers ample accommodation for both family living and entertaining guests.

The house features two inviting reception rooms, one with a beautiful log burner ideal for those cosy nights. The heart of the home is undoubtedly the refitted kitchen, which combines modern conveniences with the original character of the property, creating a harmonious blend of old and new. From here you enter the wonderful extended family room with a vaulted ceiling and bifold doors, allowing so much natural light to flood in.

Set within gorgeous gardens that extend to an impressive 0.28 acres, this home provides a tranquil outdoor space for children to play or for adults to unwind. The gardens are a true highlight, offering a picturesque setting that enhances the overall appeal of the property.

With too many improvements to mention, this house is a testament to thoughtful renovations that respect its historical charm while providing the comforts of contemporary living. This property is not just a house; it is a home filled with character, warmth, and potential. If you are seeking a unique residence in a peaceful location, this property in Blundeston is certainly worth considering.







### Canopy entrance and door to:-

#### ENTRANCE HALL

stairs to first floor, cupboard space under, tiled floor, radiator, pine cupboard, alarm control panel.

#### PARTICULARLY SPACIOUS L-SHAPED MAIN LOUNGE

2 front sash style windows, 3 radiators, feature brick fireplace with inset log burner, brick hearth, patio doors to rear patio and garden.



#### STUDY

with window overlooking the rear garden, radiator, personal door to garage.

#### SPLENDID SECOND RECEPTION/DINING ROOM

with 3 windows providing a particularly light and airy aspect, 2 radiators.

#### RE-FITTED KITCHEN

in a range of soft white fronted units with contrasting turquoise splashback, matching glass cooker splashback and stainless steel canopy, one and a half bowl sink unit, integrated dishwasher and refrigerator with front decor panels, tiled floor, upright towel rail/radiator, large opening to family room.



#### BEAUTIFUL EXTENDED FAMILY ROOM

with vaulted ceiling, 2 velux windows, tiled floor with underfloor heating, bifold doors opening to a rear patio garden.

#### REAR LOBBY AND UTILITY

fitted in a modern range of soft white fronted units, one and a half bowl stainless steel sink unit, recess and plumbing for automatic washing machine, space for upright refrigerator, tiled floor, window and door to rear garden.



#### DOWNSTAIRS CLOAKROOM

low level wc, vanity washbasin, hot and cold, tiled floor.



## STAIRS TO FIRST FLOOR HAVING 2 LANDING AREAS

### BEDROOM 2

sash style window, radiator, built-in cupboard.

### BEDROOM 3

sash style window, extensive range of fitted wardrobe cupboards, radiator.

### BEDROOM 4

window overlooking the rear garden, radiator.

### FAMILY BATHROOM

with cased bath, hot and cold, instant shower unit, low level wc with concealed cistern, vanity washbasin, part tiled walls, upright towel rail/radiator.

### MASTER BEDROOM

window overlooking the rear garden, radiator.

### FAMILY SHOWER ROOM

corner Quadrant shower cubicle, Power shower unit, extractor/light.

### OUTSIDE

To the front, good size gardens laid mainly to lawn with established hedgerows, feature Yew tree, in and out semi-circular driveway leading to garage. To the side, extended driveway, gate and fence providing access to the rear garden. The property is situated on delightful mature gardens extending in total to .28 acres, there are extensive patio areas adjacent to the main property and an ornamental garden pond. Towards the end of the garden are further lawned areas, vegetable plots and timber garden stores.

### OVER SIZED ADJOINING GARAGE

with power and light, high ceilings, double timber doors and personal door to study.

### TENURE

Freehold







## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Ultrafast download 1800 Mbps  
upload 220 Mbps

\* Mobile; EE Likely Three Likely O2 Likely  
Vodafone Likely

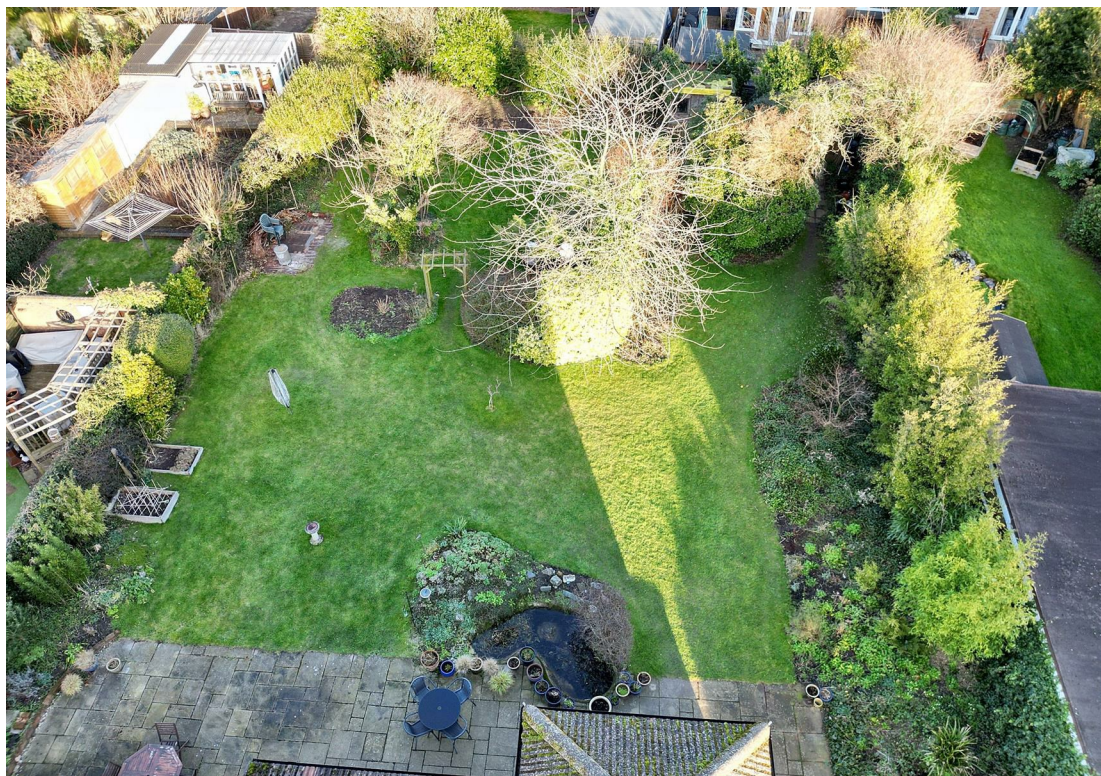
\* Disclaimer: This information is based on  
predictions provided by Ofcom. Applicants  
should carry out their own enquiries to  
satisfy themselves that the coverage is  
adequate for their requirements.

## COUNCIL TAX BAND

E





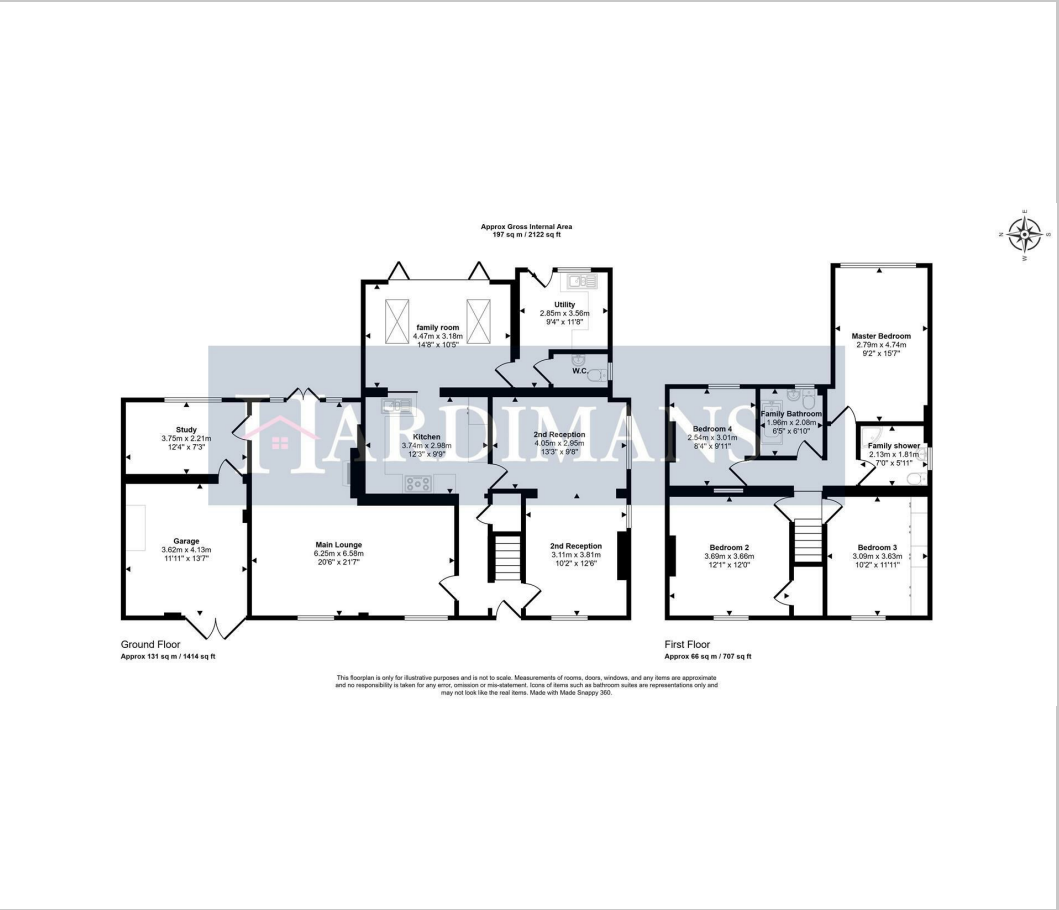








Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

