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£550,000



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Peggotty, Hall Lane Blundeston, NR32 5BL

- **RECENTLY CONSTRUCTED**
- **OVER 2,000 sq ft over 3 FLOORS**
- **LUXURY BATHROOMS**
- **24ft KITCHEN DINING EXPERIENCE**
- **BEAUTIFUL GARDENS**
- **QUALITY FIXTURES & FITTINGS**
- **ENSUITE DOUBLE BEDROOMS**
- **PEACEFUL VILLAGE LOCATION**
- **ALMOST A 'NEW BUILD'**
- **OUTBUILDINGS TO REAR**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.67m x 1.25m (5' 6" x 4' 1")

The second you walk over the threshold into this beautiful family home you get that impression of quality. A composite front door leads you into your Porch where you can hang up your coat and kick off your shoes ...

Hall 4.02m x 3.70m (13' 2" x 12' 2")

What was once the Lounge to this former bungalow, your Hall is a very imposing first impression to your new home. There's the original fireplace with flame effect fire, quality laminate flooring, a uPVC sealed unit double glazed window and oak doors lead off to your Cloakroom WC, Study, Under-stair cupboard and glazed double doors to your Kitchen Diner. Your carpeted staircase with glass banister leads you up to all first-floor rooms.

Study 3.67m x 1.73m (12' x 5' 8")

If you work from home, what better office than this. A uPVC sealed unit double glazed window to front aspect, radiator and laminate floor feature.

Cloakroom WC 2.20m x 1.70m (7' 3" x 5' 7")

Essential for the family is the downstairs Loo. Modern and contemporary with a suite comprising of a vanity wash hand basin and low level WC.

Kitchen Dining Experience 7.41m x 4.45m (24' 4" x 14' 7")

The heart of any home is usually in the Kitchen... and what a Kitchen this is! Plenty of natural daylight is beamed in due to three uPVC sealed unit double glazed windows. A range of base and wall units have been fitted to three walls complete with pastel grey shaker style doors and drawers and a butcher's block worktop over. There's a centre island and integrated appliances include a dishwasher, there's a range cooker with extractor over and plenty of space available for your large fridge freezer. A one and a half bowl sink and drainer is also available. On the dining side, ample space is provided for your large dining suite. Glazed doors from your Hall and to your Lounge allow even more light, there's quality laminate underfoot and a radiator also featured.

Utility Room 2.20m x 1.88m (7' 3" x 6' 2")

Located adjacent to your Kitchen, your Utility features more units with a 'butler' style sink, worktops and plumbing and space for your automatic washing machine, tumble dryer and extra fridge freezer. Another uPVC sealed unit double glazed window.

Lounge 5.49m x 4.42m (18' x 14' 6")

A modern stylish Reception with a uPVC sealed unit double glazed window to side aspect and large bi-fold doors leading out to your rear Garden. There is also two large cathedral style rooflights allowing plenty of daylight into the south facing room. Laminate flooring has been laid and a wood burner installed, perfect to cosy up on those cold winters nights.

FIRST FLOOR

Landing

At the top of the stairs, your stunning Landing has quality oak doors leading off to all Bedrooms family Shower Room, second floor stairs which also has a handy cupboard under.

Master Bedroom 5.34m x 3.56m (17' 6" x 11' 8")

Your Master features a sumptuous carpet underfoot, a uPVC sealed unit double glazed window to rear Garden views, a radiator and a door leads you in to your ...

Ensuite Bathroom 6' 6" x 4' 10" (1.99m x 1.48m)

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. A modern contemporary suite comprising of a free standing bathtub, vanity wash hand basin and low level WC. Laminate is laid underfoot, there's a radiator and opaque uPVC sealed unit double glazed window.

Bedroom 2 2.88m x 3.93m (9' 5" x 12' 11")

Across the landing, Bedroom 2 features a uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator.

Family Shower Room 2.88m x 2.25m (9' 5" x 7' 5")

Wallow in luxury in your stunning Shower room which features a walk-in shower cubicle with glass screen, vanity wash hand basin and low-level WC. There's an opaque uPVC sealed unit double glazed window, laminate floor, radiator and your combi boiler is housed here.

Walkin Wardrobe 9' 8" x 9' 9" (2.94m x 2.98m)

Super storage for your clothing or anything else you wish.

SECOND FLOOR

Bedroom 3 4.48m x 3.53m (14' 8" x 11' 7")

This whole area on the top floor has many versatile uses. A teenager's pad, Guest Room or Master suite. Currently set up as Bedroom three, there's ample space up here to create a further Bedroom should you wish. There's a uPVC sealed unit double glazed window, sumptuous, fitted carpet and an opening lead you to ...

Dressing Area 4.48m x 4.06m (14' 8" x 13' 4") MAX

This is the side that could easily be Bedroom 4 if you wish. A Velux style rooflight is features and a fitted carpet. A door leads you in to your ...

Ensuite

Another spectacular shower room, this one is fully tiled with a walk-in cubicle with glass screen, vanity wash hand basin and low level WC. There's a chrome heated towel rail radiator, Velux rooflight and laminate floor.

OUTSIDE

Front Garden and Driveway

A super first impression to your new home. Ample parking for many vehicles with half brick weave and half gravel. Through a gate, your driveway extends to the side and into your ...

Rear garden

If you are looking for peace and tranquillity, this has the lot. Very private and quiet, your Garden is enclosed by hedgerows and mainly laid to lawn. Adjacent to the rear of the house, your brickweave patio is perfect for sitting out, a barbecue or even a spot of alfresco dining. The original Garage is located here which makes great storage.

At the end of the garden, another brick constructed building has been created and would make a super home office, gym or workshop. Power and light is already there.

There's also a timber shed, rockery and pond.

Council Tax

Band C

SUMMARY

The transformation of this old bungalow is truly incredible. To enable the transformation of this property, it has been extended to front, rear, side and another two floors added.

All the work has been professionally undertaken and the property is now a new build. New rooms, fresh plaster throughout, rewired, new central heating, new floors and coverings, new windows, new internal doors, new Kitchen, new bathrooms ... in fact the only thing that isn't new is the original fireplace in the Hall.

If you want countryside living in a stunning property with over 2,000 of luxurious living then look no further.

To view call us now.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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STUNNING EXECUTIVE FAMILY HOME IN VILLAGE LOCATION

We are super proud to offer for sale this beautifully restored and extended detached three storey property. What was once a site of a former bungalow, the current owners have transformed it into a 2,000 sq ft luxurious home.

It's pretty much a brand new house and comes complete with high quality fixtures; your accommodation comprises of an imposing Hallway with a glass staircase, Study and Cloakroom WC with glazed oak doors leading through to your Kitchen Dining Experience. To the rear, your Lounge features a log burner and an abundance of light due to bi-fold doors and cathedral style rooflights. On the first floor doors lead off from the beautiful Landing to your EnSuite Master, Bedroom 2, Shower Room and walk-in wardrobe while second floor offers another Ensuite Bedroom. No expense has been spared, the whole project has been lovingly constructed with care and thought. All this and more, with a private enclosed rear Garden with a plenty of storage and an outbuilding that with a bit thought could create a home office, bar, gym or play room.

OVER 2,000 OF LUXURIOUS LIVING ACROSS THREE FLOORS

LOCATION AND AMENITIES

Famous for being the birthplace of 'David Copperfield' in the novel of the same name by Charles Dickens, Blundeston is a lovely village set parallel with the A47 just to the north of Lowestoft. A country pub, village hall, a primary school and heaps of charm make Blundeston a very sought after location to live. Hall Lane is a quiet road in this charming village and less than three miles away, two superstores, and a mile further is the town centre of Lowestoft with all its hustle, bustle, major High Street shops and sandy beach.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



PEGGOTTY, HALL LANE, BLUNDESTON

TOTAL FLOOR AREA : 2025 sq.ft. (188.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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