



Lowestoft Road, Blundeston,

Offers In Excess Of £325,000

- RURAL LIVING
- 5 BEDROOMS
- uPVC DOUBLE GLAZING
- BACKING ONTO OPEN FIELDS
- OPEN-PLAN LIVING
- WOOD BURNER
- DECEPTIVELY SPACIOUS
- MODERN SHOWER ROOM
- GARDENS & PARKING

Lowestoft Road, Blundeston NR32 5BS

VILLAGE LIFE with a RURAL setting yet a short distance to all amenities, this DECEPTIVELY SPACIOUS 5 bed HOME is IDEALLY located for all the FAMILY. Backing onto fields this 1930's HOME has been sympathetically modernised throughout & has accommodated a growing family with it's OPEN-PLAN living & 5 SEPARATE bedrooms; VIEWING is RECOMMENDED...



Council Tax Band: A



HALLWAY

Laminate flooring, storage heater, power points and under stair storage. Doors to both receptions and stairs up to the first floor.

LOUNGE

5.26m x 3.40m (17'3" x 11'1")

Double aspect with uPVC double glazed window to the front and double glazed door out to the rear garden; the lounge features laminate flooring, storage heater, TV / power points and a cast iron burner with Oak mantel.

DINING ROOM

3.37m x 3.23m (11'0" x 10'7")

Overlooking the front of the home, the dining room seamlessly opens to the kitchen giving the place to entertain whilst showing off your culinary skills. Tiled flooring and power points.

KITCHEN

5.32m x 1.93m (17'5" x 6'3")

Wall and base units with wooden work top and inset sink / drainer, extractor fan and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, storage heater and power points; part uPVC double glazed door out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor and doors to 3 bedrooms, bathroom and stairs to the 2nd floor. Fitted carpet, uPVC double glazed window, storage heater and power points.

BEDROOM 1

3.39m x 3.15m (11'1" x 10'4")

Double bedroom at the front of the home; exposed floorboards, uPVC double glazed window and power points.

BEDROOM 2

3.46m x 2.28m (11'4" x 7'5")

Double bedroom also with front aspect; exposed floorboards, uPVC double glazed window, power points and built-in cupboard gives storage.

BEDROOM 3

3.16m x 1.86m (10'4" x 6'1")

Floorboards, uPVC double glazed window and power points.

SHOWER ROOM

Modern suite comprises a vanity unit with inset sink, WC and walk-in shower with screen. Laminate flooring, opaque uPVC double glazed window and heated towel rail; airing cupboard houses the pressurised hot water cylinder.

SECOND FLOOR - LANDING

Carpeted stairs to the second floor with doors to 2 bedrooms and eaves storage.

BEDROOM 4

3.34m x 2.48m ext 3.74m (10'11" x 8'1" ext 12'3")

Double bedroom with garden and field views; laminate flooring, uPVC double glazed window, power points and eaves storage.

BEDROOM 5

4.13m x 2.48m ext 3.76m (13'6" x 8'1" ext 12'4")

Last but no means least this double bedroom enjoys the views of your rear garden and the Suffolk countryside. Laminate flooring, uPVC double glazed window and power points; eaves storage.

OUTSIDE

Laid to lawn gardens with various inset plants, flowers, shrubs and trees. Off road parking to the front for 4 vehicles whilst the rear garden provides a haven of space and backs onto open fields. Outbuildings provide great storage and a working WC. Outside water tap and timber shed with patio area perfectly positioned for those up and coming BBQ's. Pedestrian access round to the front of the home. Please note, bisected garden allows for bin day.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

ENERGY PERFORMANCE RATING - D



QUEENS WAY, BLUNDESTON, NR32 5BS
TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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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