



## Micawber Mews, Blundeston

£325,000

- EXCLUSIVE CUL-DE-SAC
- ENTRANCE PORCH INTO HALLWAY
- KITCHEN / BREAKFAST ROOM
- NO CHAIN
- LOUNGE
- ENCLOSED GARDEN
- 3 SEPARATE BEDROOMS
- CONSERVATORY
- DRIVEWAY & GARAGE

In need of a little TLC, this WELL-APPOINTED detached 3 bed bungalow with NO CHAIN is set in a CUL-DE-SAC in the sought after village of Blundeston. With Suffolk's countryside on your doorstep yet, just off the A47 making the commute to the seaside towns of Lowestoft, Gorleston & Great Yarmouth easily accessible...

### ENTRANCE PORCH INTO HALLWAY

Part uPVC double glazed door into the lobby with tiled flooring; another door into the main hallway of the home. Tiled flooring, radiator and power points. Doors to all rooms and an airing cupboard houses the hot water cylinder.

### KITCHEN / BREAKFAST ROOM

4.05m x 3.36m (13'3" x 11'0")  
Wall and base units with worktop, inset ceramic sink / drainer, range oven with extractor over; space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, radiator, power points and gas central heating / domestic hot water boiler in situ; part glazed door out to the side driveway of the home.

### LOUNGE

4.94m x 3.39m (16'2" x 11'1")  
Tiled flooring, uPVC double glazed window, radiator, TV / power points and double glazed sliding doors into the...

### CONSERVATORY

5.07m x 3.53m (16'7" x 11'6")  
Fabulous addition to the home; part brick with uPVC double glazed windows and glass roof. Tiled flooring, wall lighting and power points; sliding doors out to the rear gardens.

### BATHROOM

White suite comprises a vanity unit with inset basin, WC and bath. Tiled flooring, opaque uPVC double glazed window and radiator.

### BEDROOM 1

3.58m x 3.13m (11'8" x 10'3")  
Double bedroom overlooks the rear garden; tiled flooring, uPVC double glazed window, radiator, TV and power points.

### ENSUITE

White suite comprises a WC, wash basin and enclosed cubicle with mains shower. Tiled flooring, opaque uPVC double glazed window, radiator and shaver point.

### BEDROOM 2

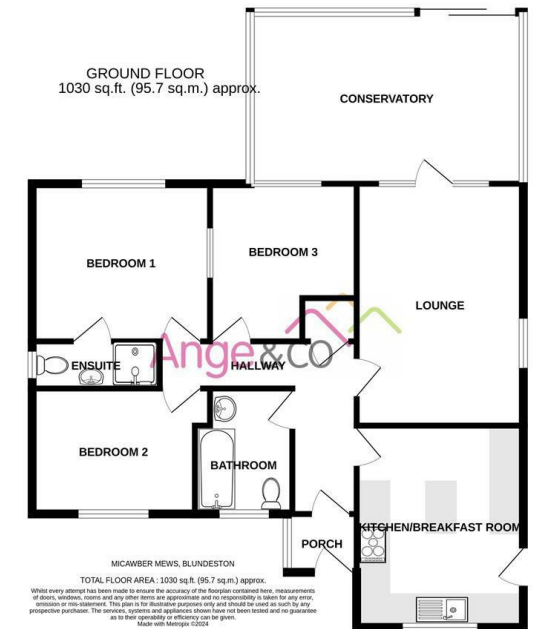
3.38m x 2.53m (11'1" x 8'3")  
Double bedroom at the front of the home; tiled flooring, uPVC double glazed window, radiator, TV and power points.

### BEDROOM 3

3.17m x 2.93m (10'4" x 9'7")  
Tiled flooring, uPVC double glazed window, radiator, TV and power points.

### OUTSIDE

Laid to lawn gardens with inset shrubs. Brick weave driveway provides off road parking for 3 vehicles and enclosed by large double vehicular gates. GARAGE with up and over door, light, power points and personnel door to the secluded laid to lawn rear garden with a variety of plants and shrubs. Outside lighting, water tap and summer house in situ.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

ENERGY PERFORMANCE RATING - D