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Back Lane,
Lound, Suffolk

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ESTATE AGENTS



Beccles - 12.1 miles
Lowestoft - 5.8 miles
Norwich - 22.3 miles

Exceptionally well-presented detached family house with excellent entertaining and living areas, set in 0.5 acre plot (STS) South facing garden with views over open fields. Garage and workshop plus generous parking. Set along a quiet lane in the popular village of Lound.

Accommodation comprises briefly:

- Reception Hall
- Dual aspect Kitchen-Breakfast Room
- Dual aspect Sitting room with Fireplace
- Study/Bed 5
- Family Room opening onto Terrace and Garden
- Utility Room and Cloakroom
- Master Bedroom with En-suite and Dressing Area
- Three Further Double Bedrooms
- Family Bathroom
- Tandem Garage and Ample Driveway Parking
- Formal Garden and Vegetable Garden
- Further Lawned Area and Shed/Stables
- Workshop and Greenhouse



The Property

Pleasantly situated in a mature plot of approx 0.5 acres (STS) and partially enclosed to the front by mature trees and hedging, the driveway offers ample parking for numerous vehicles with space for turning. Entrance porch leading to the reception hall with solid oak flooring and stairs rising to the first floor. There is excellent family living space throughout the house with the main reception room being 22 x 14 with a pleasant dual aspect and spans the length of the house, featuring a fireplace with multi-fuel stove. In addition there is spacious family room/dining room directly off the kitchen with bay window, Italian slate flooring and direct access out onto a terrace and the garden. This area provides a wonderful space for general living and entertaining. The kitchen is well fitted with a good range of units, including a useful moveable kitchen island, built in dishwasher, microwave and range cooker. There is a further study/5th bedroom on the ground floor. The first floor accommodation comprises oak floored master bedroom with dressing area, en-suite shower room, and vaulted ceiling with doors leading to a small balcony area which enjoys views over the garden and beyond to open countryside. In addition to the master suite, there are three further double bedrooms plus family bathroom which also has solid oak flooring. The accommodation is presented in excellent order throughout and features solid oak skirting and architrave and well-planned living space with equally spacious first floor.



Gardens and Grounds

Approached via a brick weaved driveway and pleasantly set-back from the road, the property offers ample outside space with deceptively spacious rear gardens. To the rear of the property lies a well-tended and well-stocked formal lawned area with footpaths leading past the vegetable garden with greenhouse, to a further large garden space, potentially suitable for equestrian use due to a large stable/storage block. To the front of the property lies a further attractive lawned area featuring a range of mature shrubs, hedges and trees with driveway parking for numerous vehicles, tandem-length garage and additional workshop space. The gardens are a particular feature and offer an ideal proposition to any prospective purchasers who enjoy using outside space, cultivating vegetables or fruit and further scope to house a horse or pony by using the additional lawned area to the rear. There are also external electrical points for any exterior appliances needed.

Location

The pretty village of Lound is located a few miles to the north of Lowestoft and is conveniently positioned within close proximity of the A47 and offers excellent transport links both to Norwich, which lies approx. 22 miles away. Whilst located in a convenient position, you will find a range of local amenities close by in the villages of Somerleyton and Hopton.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil central heating, hot water and solar power, mains electricity, water and sewage.

EPC Rating: B

Local Authority

East Suffolk Council

Tax Band: E

Postcode: NR32 5NE

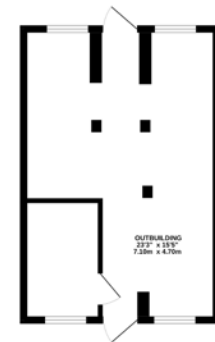
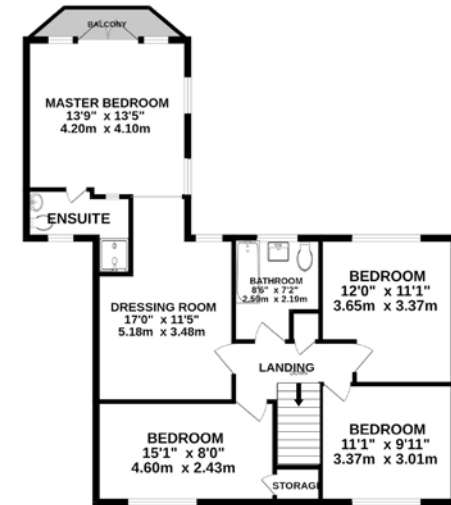
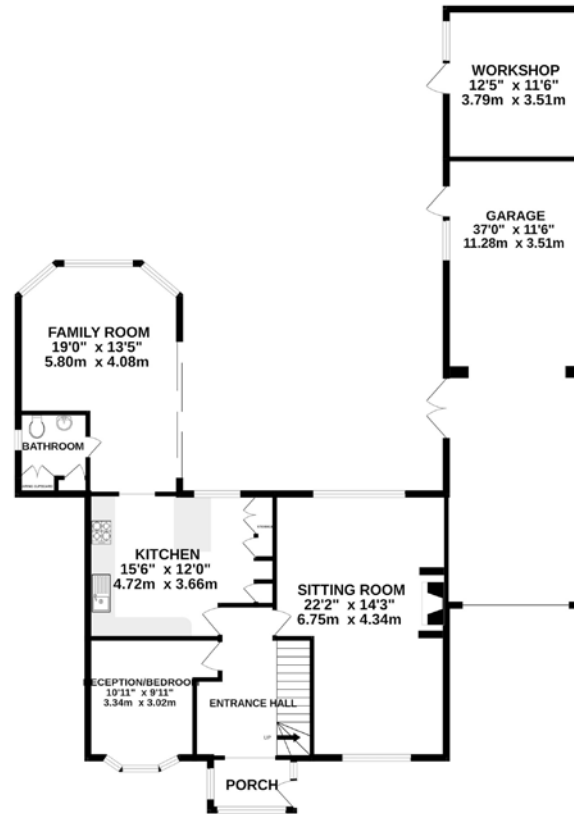
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Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.



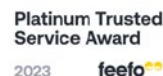
TOTAL FLOOR AREA : 2360 sq.ft. (219.2 sq.m.) approx.

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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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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