

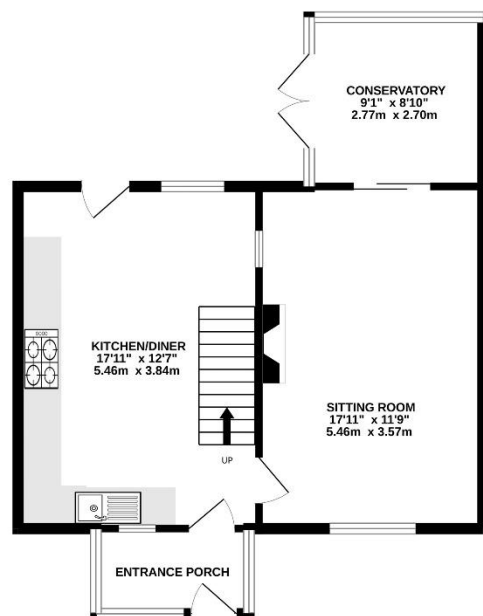


ICONIC
ESTATE AGENTS

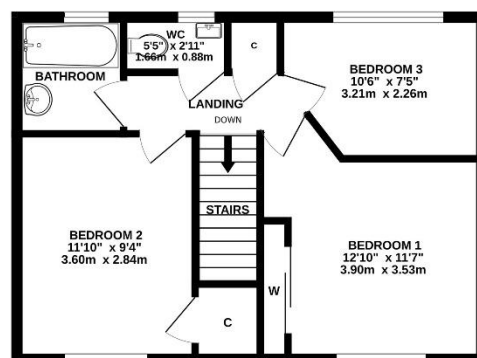
Lakeside Rise, Blundeston
OIEO £250,000 Freehold



GROUND FLOOR



1ST FLOOR



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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. 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.

- Well Presented Semi Detached House
- Porch Entrance
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Conservatory
- Modern Kitchen/Dining Room
- Generous & Private Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band B

Description

Iconic are pleased to present this wonderful three bedroom semi-detached home situated in the popular village of Blundeston.

Offered in modern condition throughout, this great property backs onto woodland and early viewing is advised.

The accommodation comprises; entrance porch with further doorway which leads to the kitchen/dining room. The kitchen/dining room is fitted with a range of modern wall and base units with ample space for appliances and a dining room table. With a staircase rising to the first floor, there is also a window and door to the rear aspect which lead to the garden. The sitting room is a generous size and features a sliding door which gives access to the conservatory at the rear which also has French doors leading to the rear garden.

To the first floor there are three well-proportioned bedrooms with a modern family bathroom and a separate WC.

Outside

To the outside the property has a lawn garden to the front aspect with a driveway providing ample off road parking.

To the rear there is a substantial lawned garden with separate patio area. Completely private this wonderful garden backs onto woodland and is enclosed by timber fencing.

Location

Blundeston is a lovely quaint village situated 3 ½ miles from Lowestoft and 6 miles south of Great Yarmouth. The village benefits from a pre-school and primary school, village hall and bowls club. There is a free to use tennis court, has a village shop that sells local produce and public houses.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, NR33 0EQ
Council Tax B

Tenure

Freehold

Directions

From Lowestoft Road which becomes Hall Road, turn left into Lakeside Rise. Turn right and follow the road along where the property can be found indicated by our For Sale Board.

