

£425,000
Guide Price



The Street Lound, NR32 5LP

- Charming 1870 farmhouse
- Meticulously extended with original features
- Located in the heart of Lound village
- Former farmhouse with tasteful renovations
- Village life at its finest
- Character-filled living space
- Four spacious double bedrooms
- Inviting open-plan layout
- Expansive 27ft sitting room area
- Complete with gardens and a driveway





Summary

This beautifully renovated 1870 farmhouse has been tastefully extended in keeping with its original features and is nestled in the heart of Lound village. Boasting original character features alongside modern styles, this property offers four double bedrooms, open-plan living, a spacious 27ft lounge, kitchen with separate utility and off road parking. Situated in the sought-after village of Lound, with its own café, village pub and picturesque pond, this home offers quintessential village life with the Suffolk countryside on your doorstep. Viewing is essential to truly appreciate all this property has to offer.



Location

This home is located in the highly sought after village of Lound, just under 4 miles south/west of the popular seaside town of Gorleston and 1 mile West of the A47. Comprising of just a handful of amenities including a public house, café and village pond feature this location has a fantastic semi-rural countryside feeling. Wider amenities can be found short distances away in the towns of Gorleston, Lowestoft and Great Yarmouth.

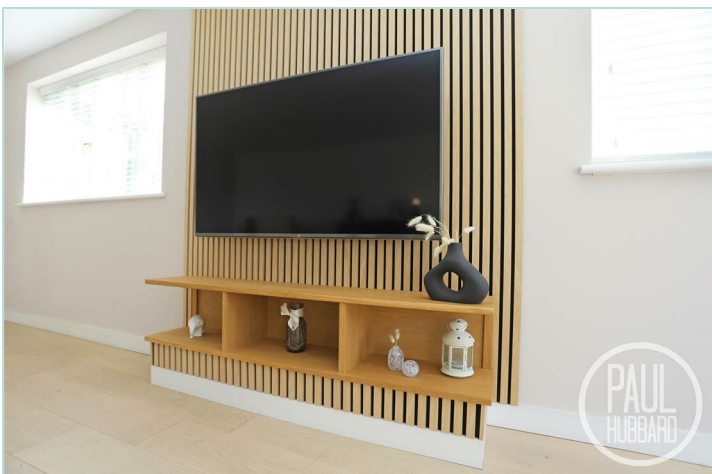


Entrance hall

UPVC entrance door to the side aspect, UPVC double glazed window to the front aspect, engineered oak flooring, recessed door mat, fuse board, radiator, doors opening to the sitting room, dining room & a storage cupboard and stairs lead up to the first floor landing.

Sitting room

Engineered oak flooring, x2 UPVC double glazed windows to the front aspect, inset ceiling downlights, x2 radiators and large bi-folding doors.



Kitchen/diner

The kitchen/diner seamlessly integrates, creating an open-plan layout that connects both rooms, providing an expansive space ideal for entertaining.



Dining Room

Good size dining room gives space to entertain and comprises, oak beams & skirting boards, laminate flooring, UPVC double glazed window to the front aspect, radiator, oil central heating boiler, space for a fridge-freezer and an opening leading through to the kitchen.

Kitchen

Laminate flooring, oak skirting boards, timber frame double glazed window to the rear aspect, down lights, radiator, units below, oak worktops, inset butler sink & mixer tap, integrated slimline dishwasher, space for a Rangemaster cooker, extractor hood and a door opening to the utility room.



Utility Room

Laminate flooring, UPVC double glazed window to the side aspect, units above & below, timber work surface, tile splash backs, inset sink & drainer with mixer tap, space for a washing machine and doors opening into the cloakroom & rear garden.

Cloakroom

Laminate flooring, timber frame double glazed window to the rear aspect, toilet, wall mounted wash basin with hot & cold taps and a tile splash back.

Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1-4, the airing cupboard (housing the hot water tank) and the family bathroom.



Bedroom 1

A walk-in wardrobe as you enter, this bedroom enjoys the panoramic field views through the floor to ceiling apex double glazed windows as well as; UPVC double glazed window to the side aspect, fitted carpet and a radiator.

Bedroom 2

Fitted carpet, UPVC double glazed window to the front aspect and radiator.

Bedroom 3

Fitted carpet, UPVC double glazed window to the side aspect and a radiator.







Bedroom 4

Exposed wooden floorboards, UPVC double glazed window to the front aspect and a radiator.

Bathroom

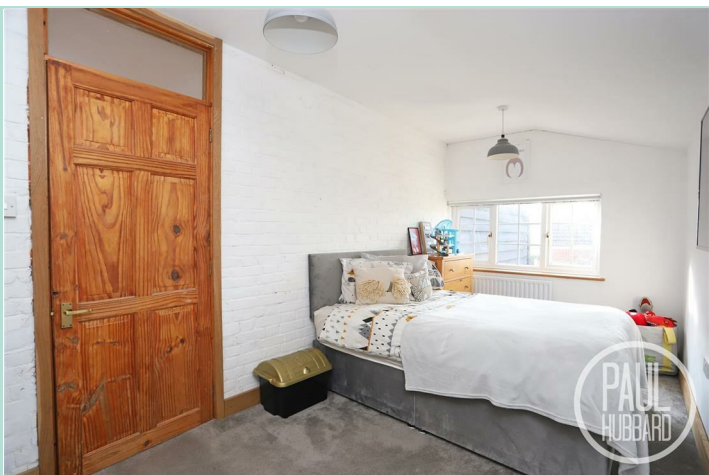
Exposed floorboards, timber frame double glazed window to the rear aspect, radiator, heated towel rail, tile splash backs, 2 pedestal wash basins with hot & cold taps, toilet, panelled bath, an electric shower set into a cubicle enclosure and a door opens to a built in storage cupboard.

Outside

The garden features a laid-to-lawn area surrounded by mature shrubs and trees. A pathway leads to the front door, while a large west-facing patio is perfect for outdoor dining. Outside lighting, EV charging point, a storage shed and driveway access offers parking for multiple vehicles.

Financial services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold
 Council Tax Band: D
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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