

£350,000
Guide Price



The Street

Blundeston, NR32 5AA

- Semi detached cottage in the heart of blundeston
- 3 separate bedrooms
- Ground floor shower room & first floor bathroom
- Full of character & charm
- Well presented throughout
- South-West facing rear garden
- Open-plan lounge/ diner plus additional sitting room
- Close to local amenities & shops
- Gas central heating with combi boiler
- Off road parking for multiple vehicles

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL
HUBBARD**



Location

This home is situated in the charming semi-rural village of Blundeston. Blundeston is nestled in the county of Norfolk and is situated just 3.5 miles North-West of the seaside town, Lowestoft. The village is set on a bus route which provides direct access into Lowestoft town centre, along with the picturesque town of Beccles. Conveniences such as a primary school, a village hall, bowls club and a public house make up this tight knit community. Nearby, you'll find the Norfolk & Suffolk Broads, lined with many beautiful towns and villages to visit, making it a perfect place to call home.



Porch Entrance

Composite entrance door to the side aspect, wood flooring, recessed mat, UPVC double glazed window to the front aspect and an opening seamlessly connects to the lounge/ diner.

Lounge/ Diner

6.23 max x 4.14 max

Wood flooring, UPVC double glazed window to the front aspect, feature beam, x2 radiators, open fireplace, stairs leading to the first floor landing, under-stair storage cupboard (housing the gas combi boiler & space for a washing machine) and a door opens into the kitchen/ breakfast room.



Kitchen/ Breakfast Room

6.44 max x 4.14 max

Wood flooring, x2 UPVC double glazed windows to the side aspect, down lights, x2 radiators, units above & below, oak work surfaces, ceramic butler sink with mixer tap, built-in double oven, gas hob & stainless steel extractor hood, integrated fridge-freezer & dishwasher, feature island with breakfast bar, a door opens into the ground floor shower room and an opening leads through to the sitting room.



Shower Room

2.14 x 1.93

Tile flooring, down lights, feature beam, heated towel rail, toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure with tiled splash backs.



Sitting Room

3.89 max x 4.87 max

Wood flooring, radiator, feature beams, cast iron wood burner, UPVC French doors & double glazed windows to the rear aspect and a UPVC door opens to the side with a recessed mat.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, airing cupboard with double doors and doors opening to bedroom 2, the bathroom and then onto a further hallway.

Bedroom 2

4.17 x 3.56

Fitted carpet, UPVC double glazed window to the front aspect, radiator, loft access and a built-in storage cupboard.



Bathroom

2.22 max x 2.03 max

Tile flooring, Velux window, heated towel rail, down lights, toilet, wash basin set into a vanity unit with a mixer tap, extractor fan with light, a panelled bath with a mixer tap & a hand-held shower attachment above, tile splash backs and a glass shower screen.

Hallway

Fitted carpet, UPVC double glazed window to the side aspect, radiator, loft access and doors opening to bedrooms 1 & 3.

Bedroom 3

2.80 x 2.68

Fitted carpet, Velux window and a radiator.



Bedroom 1

3.87 x 3.66

Fitted carpet, x2 UPVC double glazed windows to the rear aspect and a radiator.







Outside

To the front, a spacious driveway offers off-road parking for multiple vehicles, complete with outdoor lighting. A pathway leads to the main entrance door, while a side path provides access to a useful outdoor storage area and continues through to the rear garden.

A gated side passage features an outdoor tap, additional lighting, and access to the sitting room—offering ample space for bin storage and other outdoor items. A second gate leads through to the rear garden.



The beautifully maintained, southwest-facing rear garden is ideal for relaxing or entertaining, with a generous patio area perfect for outdoor dining, complete with outdoor sockets. Raised, well-stocked planters add character, while steps lead up to a large lawned area and a timber storage shed. Fully enclosed by a mix of panel fencing and brick wall, the garden is wonderfully private, backing onto open fields with no overlooking—providing a peaceful, unspoilt setting.

Agent Note

Please note, the property's legal boundary as per the title does not align with the current fence line. The correct boundary runs straight along to the end of the garden. The area where the Wendy house and swing set are currently located belongs to the neighbouring property and has been temporarily used by agreement between the parties. Upon completion of the sale, this area will revert to its original arrangement in line with the legal boundary and the fence will be re-erected in the correct positioning.

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: C
EPC Rating: TBC
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements