

Aldreds
Estate Agents



1 Queens way, Lowestoft Road

Blundeston, Lowestoft, NR32 5BS

Offers Over £300,000



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Aldreds are delighted to offer this immaculately presented three bedroom bungalow, ideally situated in the highly sought after village of Blundeston, offering convenient access to both Lowestoft and Great Yarmouth. This exceptional home has been significantly enhanced by the current owner, with no expense spared in creating a stylish and high-quality living space. Featuring premium fixtures and fittings throughout, the property is beautifully decorated and ready to move into. The boiler was replaced along with a full rewire in 2017. Set on approximately one-fifth of an acre, the property boasts generous, well-kept lawned gardens and ample driveway parking. A standout feature is the direct gated access to surrounding farmland and woodland, perfect for those seeking a peaceful, semi-rural lifestyle. The spacious internal accommodation comprises a welcoming entrance hall, a generous lounge, a bespoke fitted kitchen, a garden room, a uPVC conservatory, three bedrooms, and a modern family shower room. Additional benefits include gas-fired central heating and uPVC double glazing. Properties of this calibre, offering both high specification and substantial outdoor space, rarely come to market. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

Wide Entrance Hall

Fitted carpet, flat plastered and coved ceiling, loft access leading to insulated loft space, full length storage cupboard housing the modern energy efficient combination gas boiler, Upvc sealed unit double glazed entrance door, radiator.

Lounge

7'0" x 12'5" (2.15 x 3.79)

Laminate flooring, flat plastered and coved ceiling, feature modern brick fireplace with tiled hearth and inset living flame log burner, T.V point, power points, radiator, Upvc window.

Kitchen

7'6" x 11'1" (2.3 x 3.38)

Ceramic tiled flooring, full range of bespoke country style solid timber kitchen units, extended work surfaces, butler style ceramic sink, plumbing and recess for washing machine, power points, recess for full length fridge/freezer, integral electric oven with matching four burner induction hob, tiled splash backs, flat plastered and coved ceiling, Upvc window, radiator.

Garden Room

10'5" x 7'10" (3.2 x 2.39)

Laminate flooring, flat plastered and coved ceiling, radiator, Upvc window, Upvc door leading out to the side driveway, 2nd Upvc door leading to the conservatory.

Bedroom 3

8'0" x 8'0" (2.46 x 2.44)

Fitted carpet, flat plastered and coved ceiling, power points, radiator, Double aspect Upvc windows.





Conservatory

9'8" x 12'8" (2.95 x 3.88)

Recently fitted carpet, poly carbonate roof, large aspect Upvc windows, fully heated with a radiator, power points, sliding doors leading out to the side patio area.

Bedroom 2

12'8" x 9'11" (3.87 x 3.03)

Fitted carpet, coved ceiling, power points, radiator, Upvc window, feature fireplace with timber surround with feature cast iron fire and logs.

Bedroom 1

12'0" x 9'6" (3.67 x 2.91)

Fitted carpet, flat plastered and coved ceiling, Upvc window, power points, radiator, T.V point.

Shower Room

Tiled effect vinyl flooring, fully tiled double width shower cubicle, pedestal sink, low level W.C, radiator, fully tiled walls, Upvc window, extractor fan, spotlighting.

Outside

To the front of the property there is a large impressive frontage providing ample off road parking for a variety of vehicles with concrete and stoned driveway, areas laid to lawn. Further to the rear is a detached garage with up & over door, all enclosed by low level brick walls, shrubs and stable style timber gate. Outside to the rear there is a total plot size of approximately 1/5th of an acre, backing onto farm and woodland with direct access leading to out to the farm and woods. The gardens are laid to lawn with brick weave footpath, a brick weave courtyard garden area. Further to the rear is a raised patio area which overlooks the farm and woodland, brick built BBQ, a full range of flowers, shrubs and fruit trees, designated ornamental stone area, an impressive purpose built workshop with power points & lighting, all enclosed by high fencing, side access leading to driveway.

Services

Council Tax Band - B

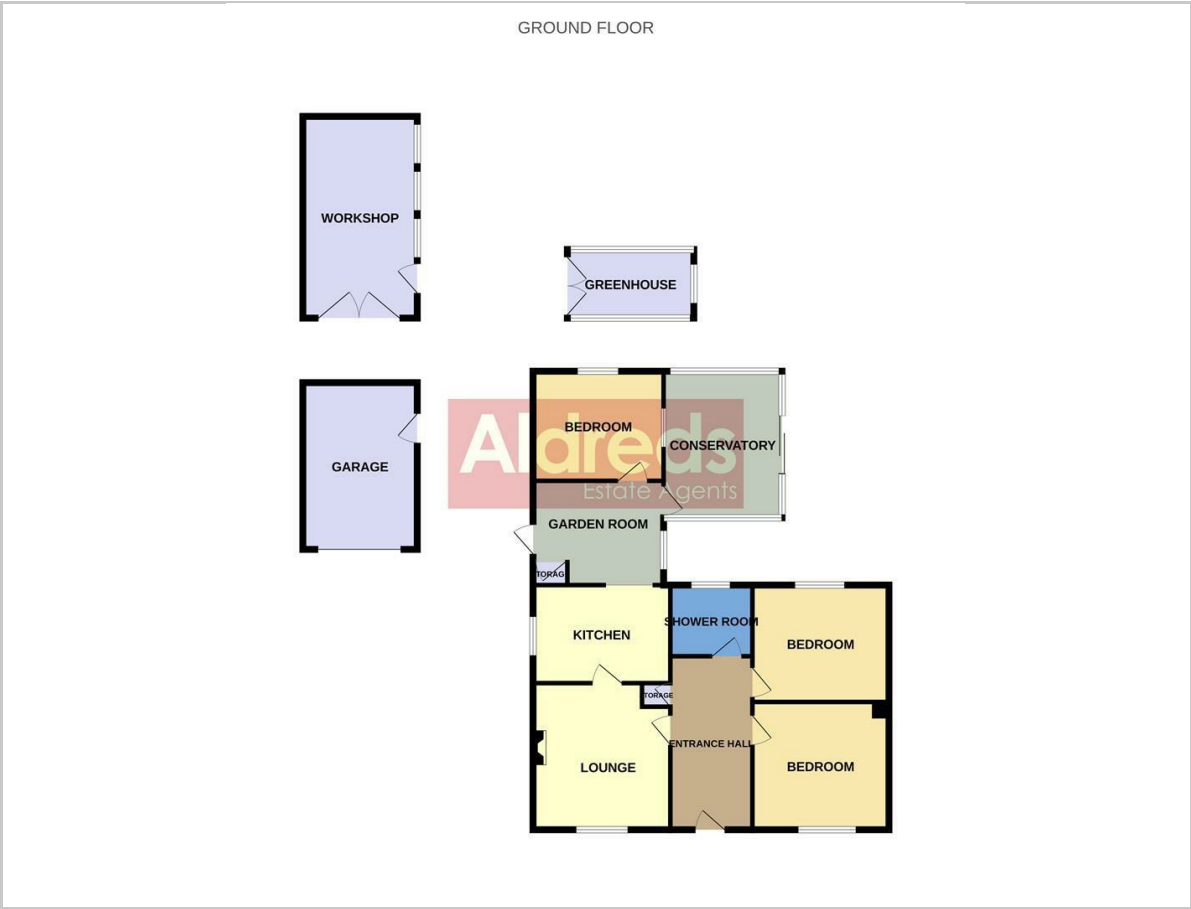
Freehold

Mains Water Gas Electric and Drains

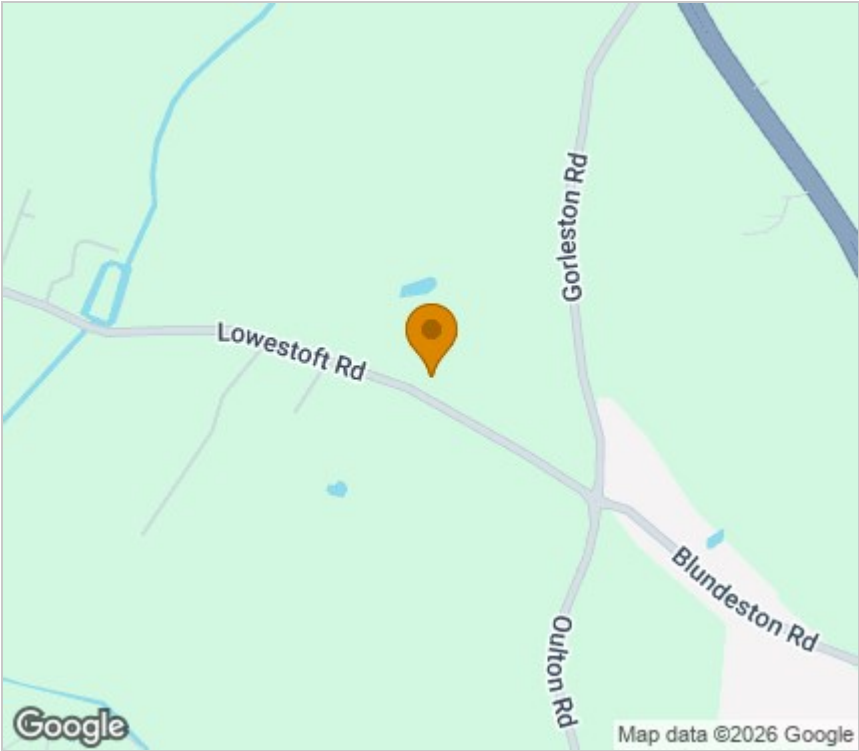
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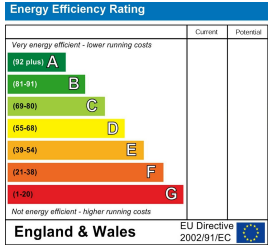
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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