

# HARDIMANS



**12 Orchard Lane**  
Blundeston, Lowestoft, NR32 5AG  
**£300,000**

# HARDIMANS



3



2



2



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**12 Orchard Lane,  
Blundeston, Lowestoft,  
Suffolk, NR32 5AG**

Hardimans are delighted to offer this beautiful home, Nestled in the charming village of Blundeston. With its inviting layout, the property which has been extended now boasts two spacious reception rooms, ideal for both relaxation and entertaining guests and three well-proportioned bedrooms providing ample space for family living with the primary bedroom also benefiting from an en suite.

The location is particularly advantageous, as Blundeston is known for its tranquil atmosphere while still being within easy reach of the amenities and attractions of Lowestoft. Residents can enjoy the best of both worlds, with peaceful surroundings and the vibrant coastal life just a short drive away.

This property presents an excellent opportunity for those looking to settle in a welcoming community. With its well-designed spaces and convenient location, this bungalow is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely home your own.

**KITCHEN/DINING ROOM**

UPVC double glaze window to side aspect, UPVC double glaze doors into conservatory, worktop space, cupboards and drawers under, cupboards above, two sink with drainer, tile splash back, built in dishwasher, fridge freezer, washing machine, Range Master with Ranger Master extractor fan above, spot light ceiling and radiator.

**CONSERVATORY**

Half brick with UPVC double glaze windows surround and UPVC double glaze doors to rear garden.







### **SITTING ROOM**

UPVC double glaze window to front aspect, log burner and radiator.

### **HALLWAY**

UPVC double glaze door to front entrance, loft hatches, storage cupboard and radiator.

### **PRIMARY BEDROOM**

UPVC double glaze window to rear aspect, fitted wardrobes and radiator.

### **EN SUITE**

UPVC double glaze frosted window to rear aspect, low level WC, hand wash basin, corner shower cubicle and chrome effect towel radiator.



### **BEDROOM 2**

UPVC double glaze window to front aspect, built in storage cupboard and radiator.

### **BEDROOM 3**

UPVC double glaze window to front aspect, fitted wardrobes and radiator.

### **BATHROOM**

Fully tiled, low level WC, hand wash basin, bath with shower above and chrome effect towel radiator.





## OUTSIDE

To the front, shingle driveway, mainly laid to lawn with borders, brick path to front door and rear access gate, standings for shed and bin storage. To the rear, fully enclosed, Mainly laid to lawn with borders and path, patio area, standings for shed.

## TENURE

Freehold

## COUNCIL TAX BAND

B

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Could achieve speeds of Ultrafast 1800 Mbps download 220 Mbps upload

\* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY

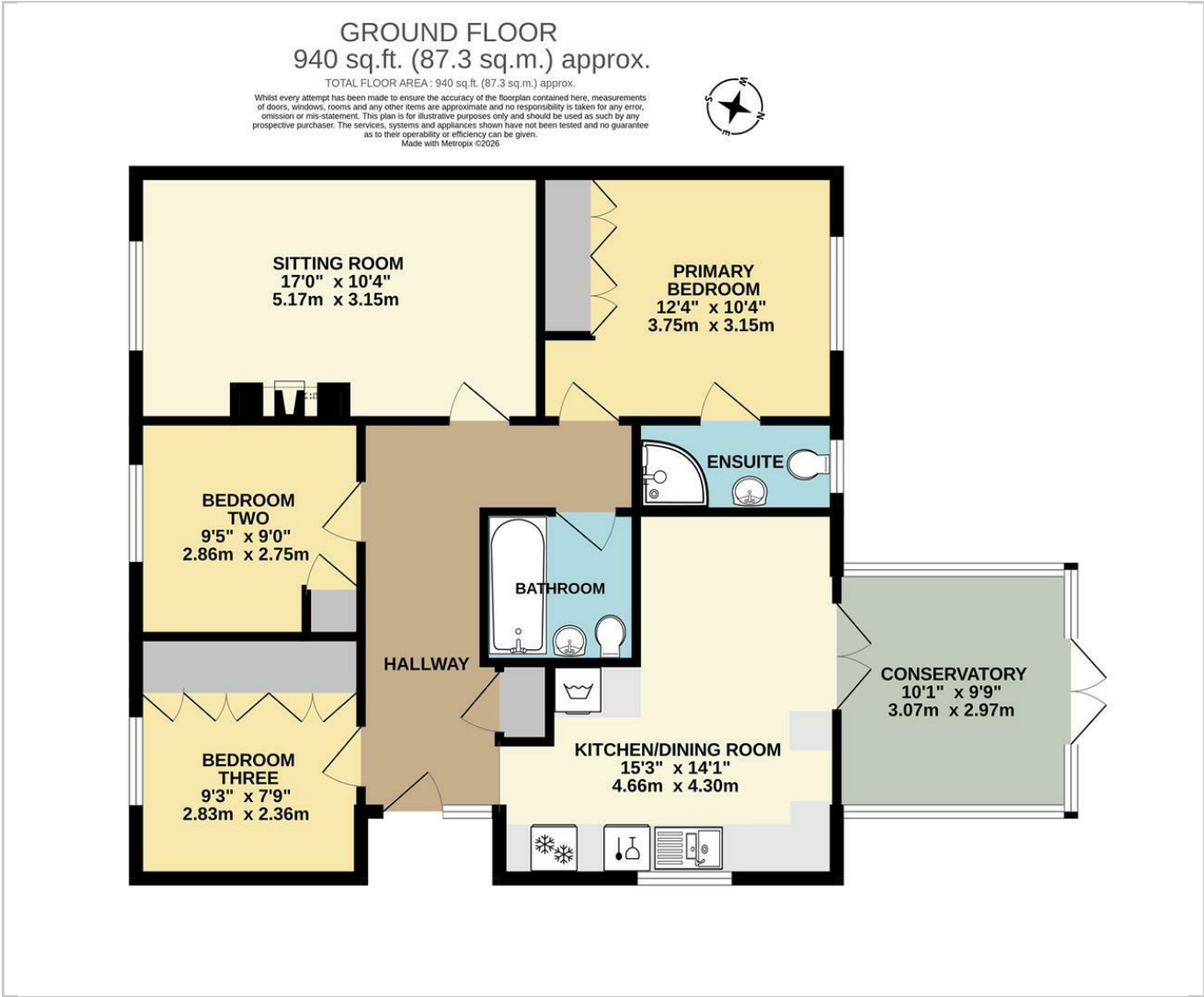
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.







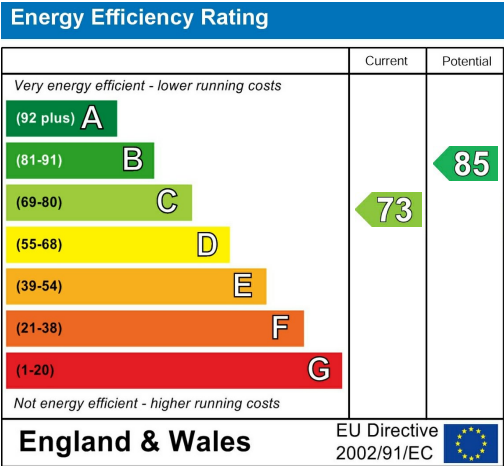
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

PROTECTED

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