www.paulhubbardonline.com

Hall Lane

Suffolk, NR32 5BL

- Highly desirable, spacious and adaptable property in quiet village of Blundeston
- Charming 5 bedroom extended cottage
- 6 bedroom care home with 4 wet rooms, kitchen, en-suite and living room
- Unique opportunity to run a successful business on your front door step in a picturesque setting
- Potential to extend either property for either full commercial, or full residential use
- Large garden with beautiful views of the countryside
- Well located for easy access into Lowestoft or Great Yarmouth
- Spacious car park with room for 10+ vehicles
- Stunning modern fitted kitchen
- High quality fittings throughout both properties

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218

Location

This stunning home is located in Blundeston. Blundeston is a quiet semi-rural village and is situated 4½ miles south of Gorleston, ½ a mile west of the A47 and is readily accessible to both popular seaside towns of Great Yarmouth and Lowestoft. Lowestoft is home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Entrance hall

Composite door to side aspect, carpet flooring, radiator, dado rail, stairs leading to first floor landing, doors opening to sitting room, bathroom, kitchen/diner and bedrooms 4 and 5.

Sitting room

7.8 x 4.0

UPVC double glazed window to side aspect and x2 bay windows to front aspect, carpet flooring, x2 radiators.

Bathroom

3.7 x 2.6

UPVC double glazed window to side aspect, tile flooring, tile walls, heated towel rail, toilet, pedestal wash basin, roll top bath with handheld shower attachment, mains fed shower enclosed within a glass cubicle.

Bedroom 4

4.7 x 3.7

UPVC double glazed window to side aspect, radiator, carpet flooring, door opening to en-suite.

En-suite

3.7 x 1.4

UPVC double glazed window to side aspect, tile walls, tile flooring, vanity unit with inset wash basin and toilet with hidden cistern, radiator, aqua board, newly fitted mains fed shower with handheld attachment.

Bedroom 5/Study

2.9 x 2.3

UPVC double glazed window to side aspect, carpet flooring, radiator

Kitchen/Diner

8.9 x 4.0

x2 UPVC double glazed windows to side and rear aspects with french doors opening into the garden area, high glass laminate flooring, x2 radiators, a selection of full length, wall and base units, quartz work surfaces, inset ceramic sink with quartz drainer, extractor fan, 5 ring induction hob, integrated full length fridge and freezer, dishwasher, wine cooler, oven and combi microwave. Breakfast bar island and door opening to utility room.

Utility room

2.9 x 2.2

Composite door to side aspect, vinyl flooring, part tile walls, radiator, units above and below, stainless steel sink with drainer, space below for appliances including a washing machine and tumble dryer, door opening to airing cupboard housing a gas combi boiler.

Stairs leading to the first floor landing

UPVC double glazed dormer window and Velux window to side aspect, carpet flooring, radiator, loft hatch, doors opening to dressing room, shower room and bedrooms 1-3.

Shower room

2.8 x 2.3

Velux window to side aspect, laminate flooring, part tile walls, electric shower enclosed within a glass cubicle, heated towel rail, vanity unit with inset wash basin and toilet with hidden cistern

Dressing room/ walk in wardrobe

1.9 x 1.6

Original flooring, hatch opening to eaves storage, built in clothing rail.

Bedroom 1

5.5 x 5.2

UPVC double glazed window to front aspect and dormer window to side aspect, carpet flooring, hatch opening to eaves storage, radiator, sliding doors opening to built in wardrobe.

Bedroom 2
4.5 x 4.4
UPVC double glazed window to rear aspect and dormer window to side aspect, carpet flooring, radiator, sliding doors opening to built in wardrobe with hatch inside providing access to eaves storage.

Bedroom 3
2.9 x 2.6
Velux window to side aspect, carpet flooring, radiator

Second property/ care home

Sitting room
6.0 x 3.8
UPVC double glazed windows to side and front aspects with french doors opening to the driveway, carpet flooring with under floor heating, door opening to hallway.

Hallway
x2 UPVC double glazed windows to side aspect and door to rear aspect opening into the garden.

Bedroom 1
4.7 x 3.2
UPVC double glazed windows and french doors to side aspect opening into the garden area, carpet flooring with underfloor heating, door opening to wet room.

Wet room 1
1.7 x 1.6
Wet room flooring with under floor heating, part tile walls, toilet, wall mounted hand wash basin, mains fed shower.

Bedroom 2
4.7 x 3.2
UPVC double glazed windows and french doors to side aspect opening into the garden area, carpet flooring with underfloor heating, door opening to wet room.

Wet room 2
1.7 x 1.6
Wet room flooring with under floor heating, part tile walls, toilet, wall mounted hand wash basin, mains fed shower.

Utility room
4.7 x 1.9
UPVC double glazed door to side aspect, laminate with under floor heating, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, space for washing machine, carpet stairs leading to first floor landing.

Bedroom 3
4.7 x 3.2
UPVC double glazed windows and french doors to side aspect opening into the garden area, carpet flooring with underfloor heating, door opening to wet room

Wet room 3
1.7 x 1.6
Wet room flooring with under floor heating, part tile walls, toilet, wall mounted hand wash basin, mains fed shower.

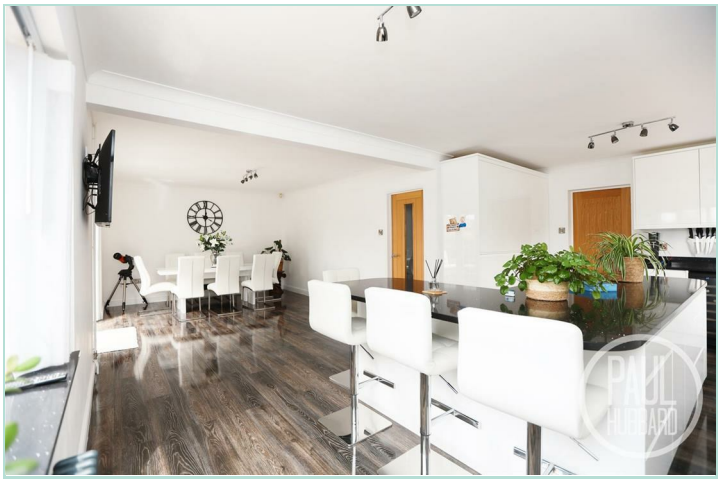
Bedroom 4
4.7 x 3.2
UPVC double glazed windows and french doors to side aspect opening into the garden area, carpet flooring with underfloor heating, door opening to wet room.

Wet room 4
1.7 x 1.6
Wet room flooring with under floor heating, part tile walls, toilet, wall mounted hand wash basin, walk in mains fed shower.

Stairs leading to the first floor landing
Velux window to side aspect, carpet flooring, x2 radiators, hatch opening to eaves storage and doors opening to WC, kitchen and bedrooms 5 and 6.

WC
1.9 x 1.9
Velux window to side aspect, carpet flooring, pedestal wash basin, toilet.

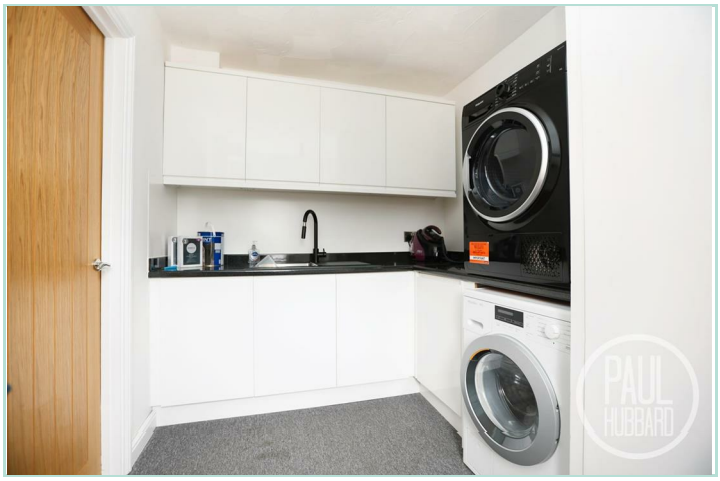
PAUL
HUBBARD

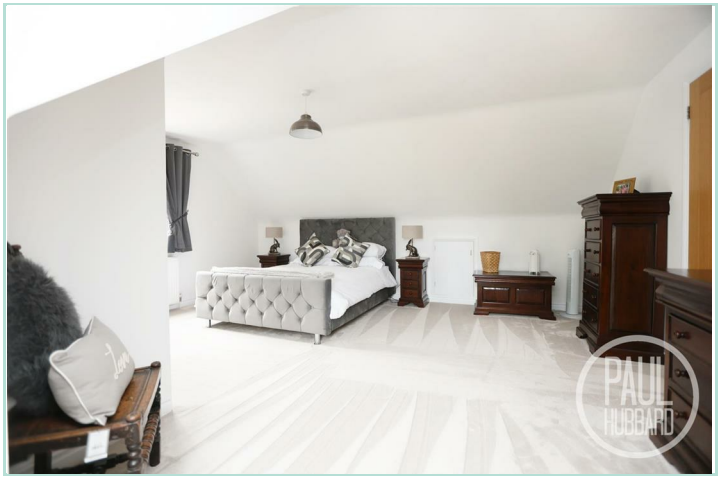

PAUL
HUBBARD

PAUL
HUBBARD

PAUL
HUBBARD

PAUL
HUBBARD





Kitchen
4.3 x 1.9
Velux window to side aspect, laminate flooring, radiator, units above and below, laminate work surfaces, stainless steel sink with drainer and secondary stainless steel sink, 4 ring ceramic hob, integrated oven, space for appliances including a washing machine and dishwasher.

Bedroom 5
6.5 x 3.9
x4 Velux windows to side aspect, carpet flooring, x2 radiators, doors opening to en-suite shower room and built in cupboard housing the boiler and water tank.

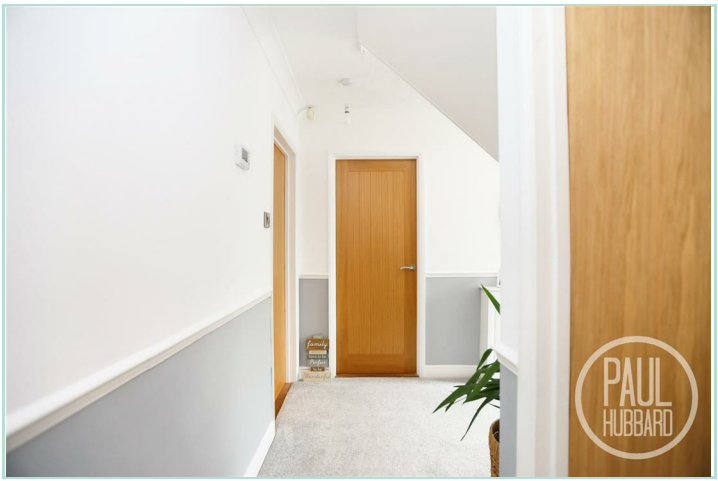
En-suite shower room
2.3 x 1.9
Velux window to side aspect, carpet flooring, part tile walls, toilet, pedestal wash basin, heated towel rail, mains fed shower enclosed within a glass cubicle.

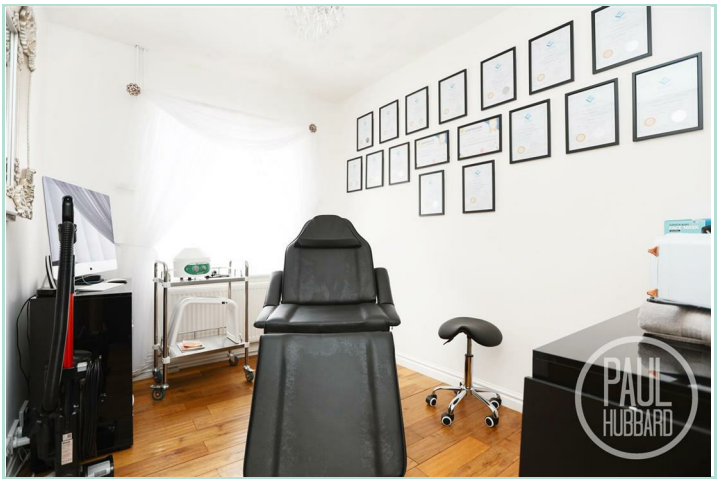
Bedroom 6
4.9 x 3.9
x2 Velux windows to side aspect, carpet flooring, radiator.

Outside
To the front of the property cast iron gates open to an ample shingle driveway with plant and shrub borders and space for multiple vehicles, which leads up to the main property, stable gate opening to the second property/care home and access to the rear garden.

To the rear of the property a decked seating area and an ample brick weave garden, beautifully landscaped with shingle patches and houses an brick built sun room with light and power.
A brick weave ramp leads you down to an additional decked seating area and a vast, south west facing laid lawn garden with raised sleeper beds, mature tree and plant and shrub borders, all fully enclosed within a timber fence surround. At the base of the garden a purposefully built workshop/garage with seating area situated to the side aspect and separate entrance to the home gym

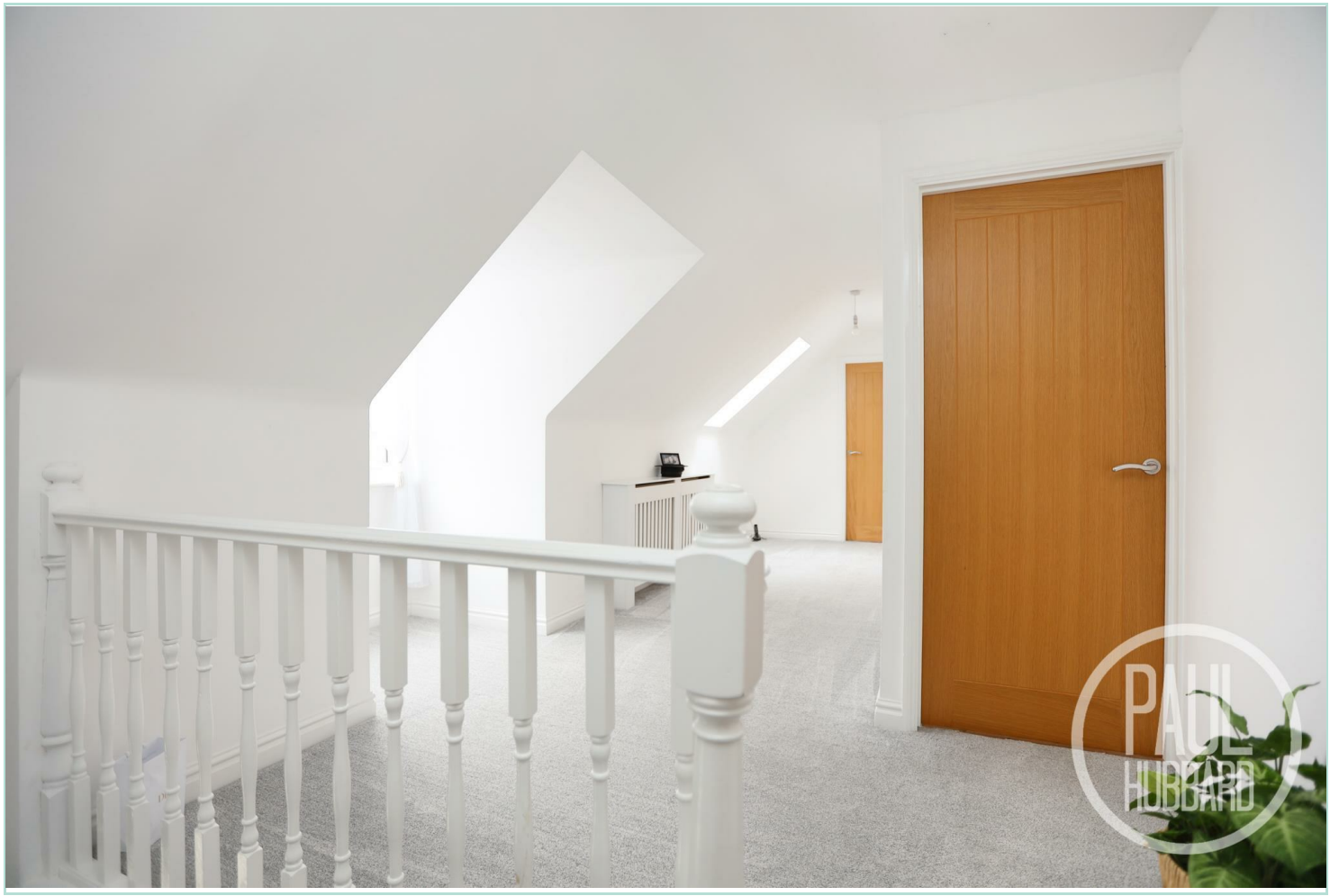
Financial services
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers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


PAUL
HUBBARD


PAUL
HUBBARD

PAUL
HUBBARD

PAUL
HUBBARD


PAUL
HUBBARD

PAUL
HUBBARD

PAUL
HUBBARD

PAUL
HUBBARD

PAUL
HUBBARD

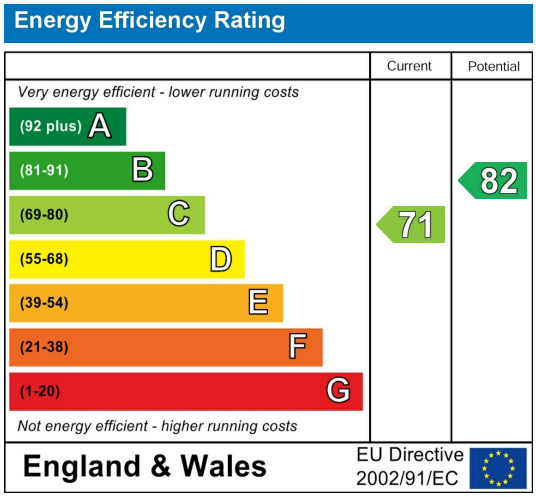
PAUL
HUBBARD

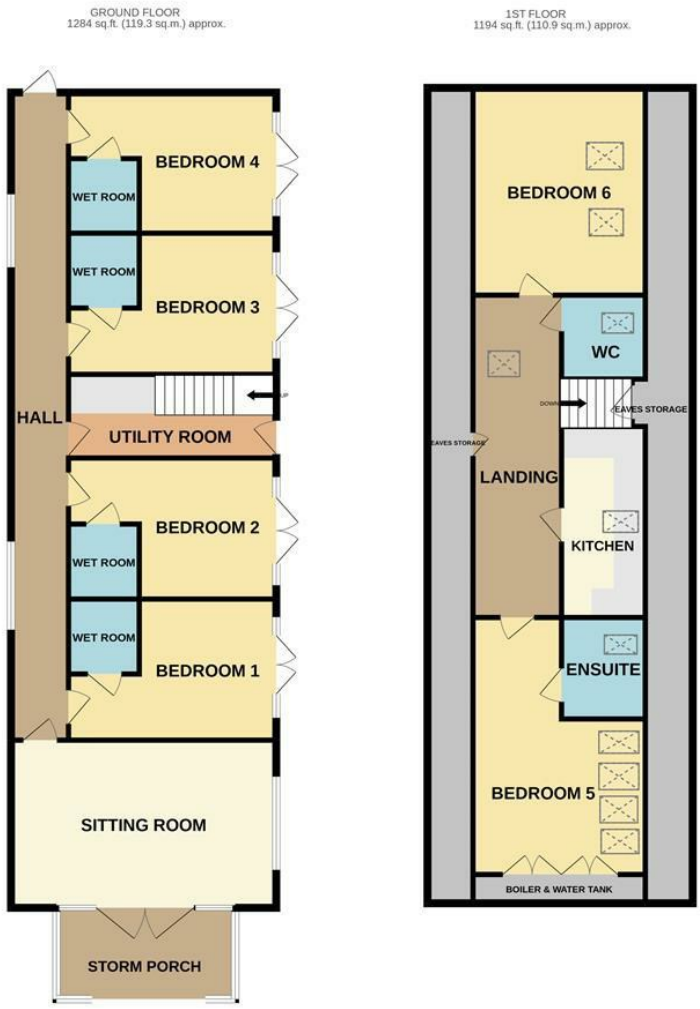
PAUL
HUBBARD

PAUL
HUBBARD

PAUL
HUBBARD

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





COMMERCIAL BUILDING

TOTAL FLOOR AREA : 2478 sq.ft. (230.2 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.
Made with Metropix ©2022

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