

£250,000  
Asking Price



## Blundeston Road Suffolk, NR32 5DD

- Full planning permission for a contemporary single-storey bungalow
- Open-plan living with vaulted-ceiling lounge
- 3 bedrooms, including principal suite with en-suite
- Second en-suite bedroom for guests/family
- Snug/TV room plus utility/boot room and cloakroom
- Indoor-outdoor living with terraces and landscaped garden
- Peaceful gardens with open field views
- Includes pond and detached lodge within grounds
- Plot available separately or with Avondale
- Rare opportunity for a bespoke luxury home in a private setting







### Location

This plot is located on the outskirts of the charming semi-rural village of Blundeston bordering Corton. Blundeston is nestled in the county of Suffolk 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.

### The Bungalow

This listing comprises the sale of a plot of land with full planning permission for a beautifully designed single-storey bungalow. The proposed dwelling offers generous, contemporary open-plan living, featuring a vaulted-ceiling lounge, a spacious kitchen and dining area, and a separate snug/TV room, ideal for flexible family use. The accommodation includes three well-proportioned bedrooms, with the principal suite benefitting from a private en-suite, alongside a second bedroom also served by its own en-suite shower room. Practical additions such as a utility/boot room and cloakroom further enhance everyday convenience. Large glazed openings throughout the design create a strong connection between the interior and exterior spaces, opening onto a series of covered and open terraces that overlook an ornamental garden. This layout has been carefully considered to promote a seamless indoor-outdoor lifestyle, ideally suited to modern living.

### The Plot

The plot is located to the rear of the existing property known as Avondale. The land and proposed dwelling may be purchased either separately or in conjunction with the existing house, subject to agreement; however, this listing relates specifically to the plot of land only.

Access is provided via the existing driveway serving Avondale, which benefits from two entrances. The right-hand access (as shown in the images) is intended to be separated to serve the new bungalow, forming its principal entrance. Planning permission also includes the relocation of the existing cart lodge to the Avondale house plot, allowing for the creation of a new driveway running along the right-hand boundary and extending to the rear of the existing garden.

Some reconfiguration of existing outbuildings may be required, including the relocation of a bar structure associated with Avondale, to accommodate the proposed layout.

The site itself currently comprises a generous lawned area, identified as the footprint for the proposed bungalow, together with a large pond and an impressive detached lodge. Both the pond and lodge enjoy peaceful views over adjoining fields.

The site plan will require amendment, with the proposed building moved further west to accommodate the lodge in its current position.



### The Lodge

The detached lodge included within the sale offers an exceptional lifestyle opportunity in a peaceful position overlooking the pond and surrounding fields. Outside, it features extensive decking with multiple seating areas and a hot tub (included in the sale), providing a superb space for relaxing and entertaining in a private, scenic setting.

Inside, the lodge is insulated (roof & floor) and provides a bright and versatile open-plan layout, ideal for entertaining or potential annexe use (subject to the necessary consents). The spacious reception area includes a striking 90-inch flat screen TV mounted on a rotating panel, also included in the sale, and flows seamlessly into a contemporary kitchen with a breakfast bar and seating. The kitchen is fitted with modern Wren units, a built-in oven, induction hob, integrated fridge and dishwasher, along with hot and cold water supply. A door leads through to a convenient WC, completing this well-appointed and highly functional space. This building can be extended further to provide an annexe or Air BnB.

### Agent Note

This plot is available to purchase on its own and this listing refers to the plot only, with the existing house to be sold separately to another purchaser. The plot and existing house may also be available together as a combined purchase under a separate arrangement. Please refer to the relevant listing or contact our office for further details.

### 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.

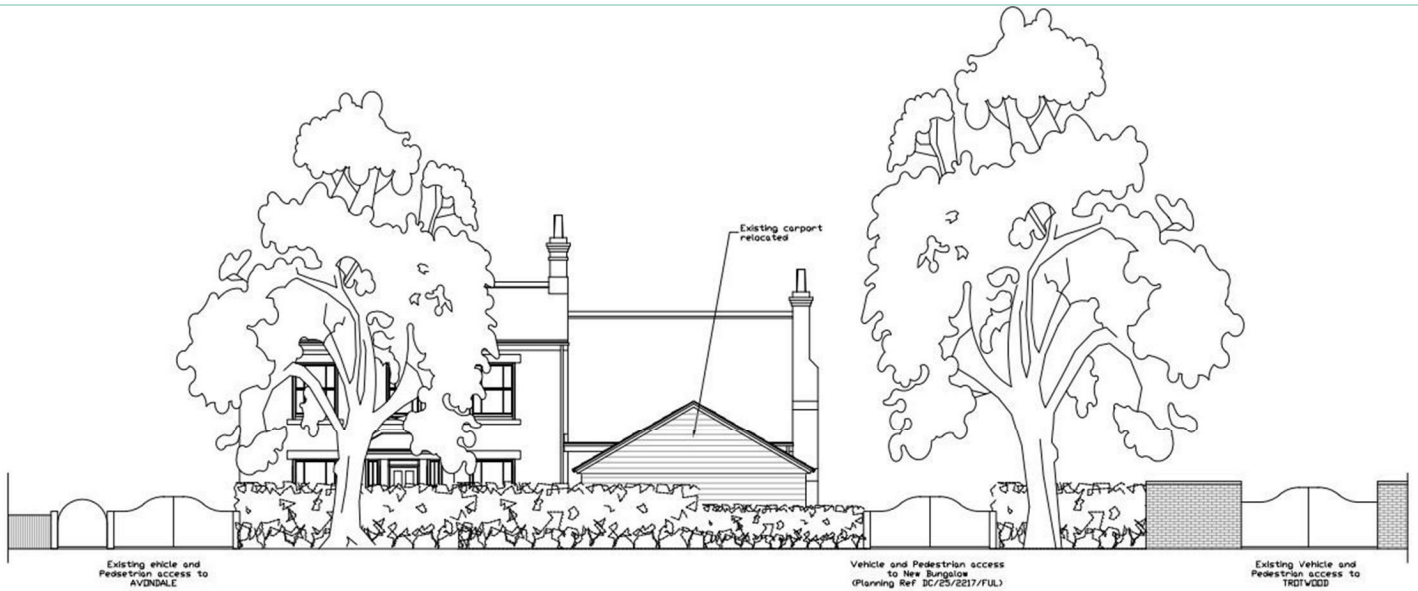
### Disclaimer - Drone shot boundaries

Please refer to the official title deeds for precise boundary details, as the outlines in our images are provided for illustrative purposes only and may not accurately represent the legal boundaries.

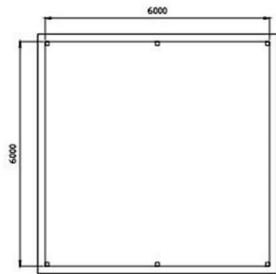




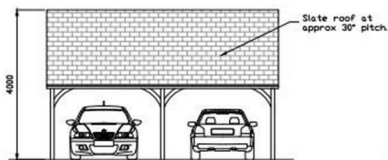




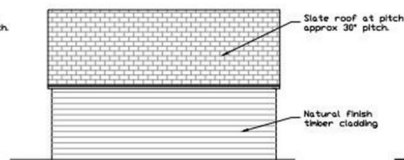
PROPOSED STREET SCENE



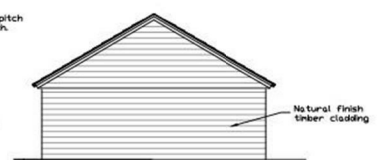
PLAN ON CARPORT



FRONT (EAST) ELEVATION

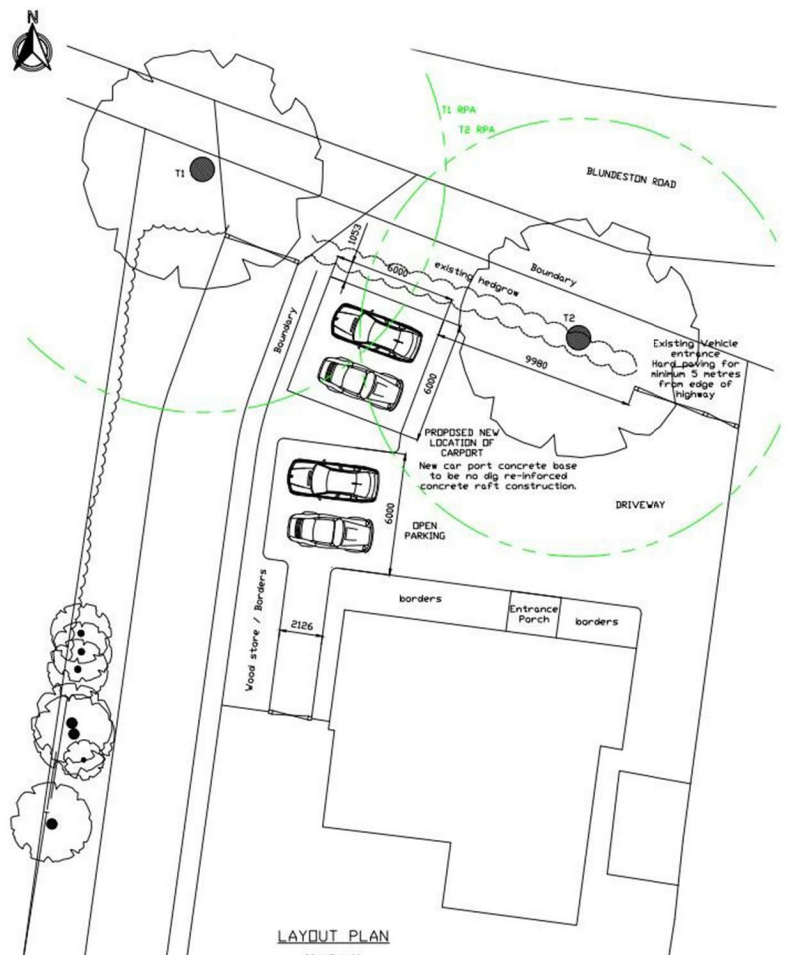
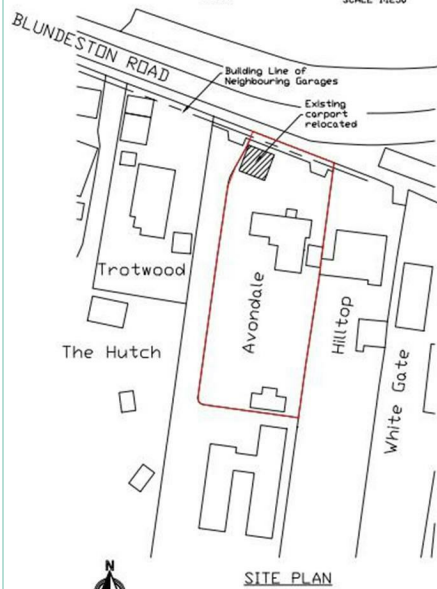
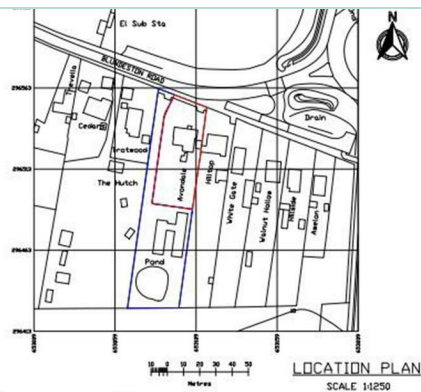
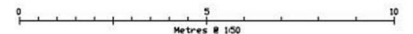


REAR (WEST) ELEVATION



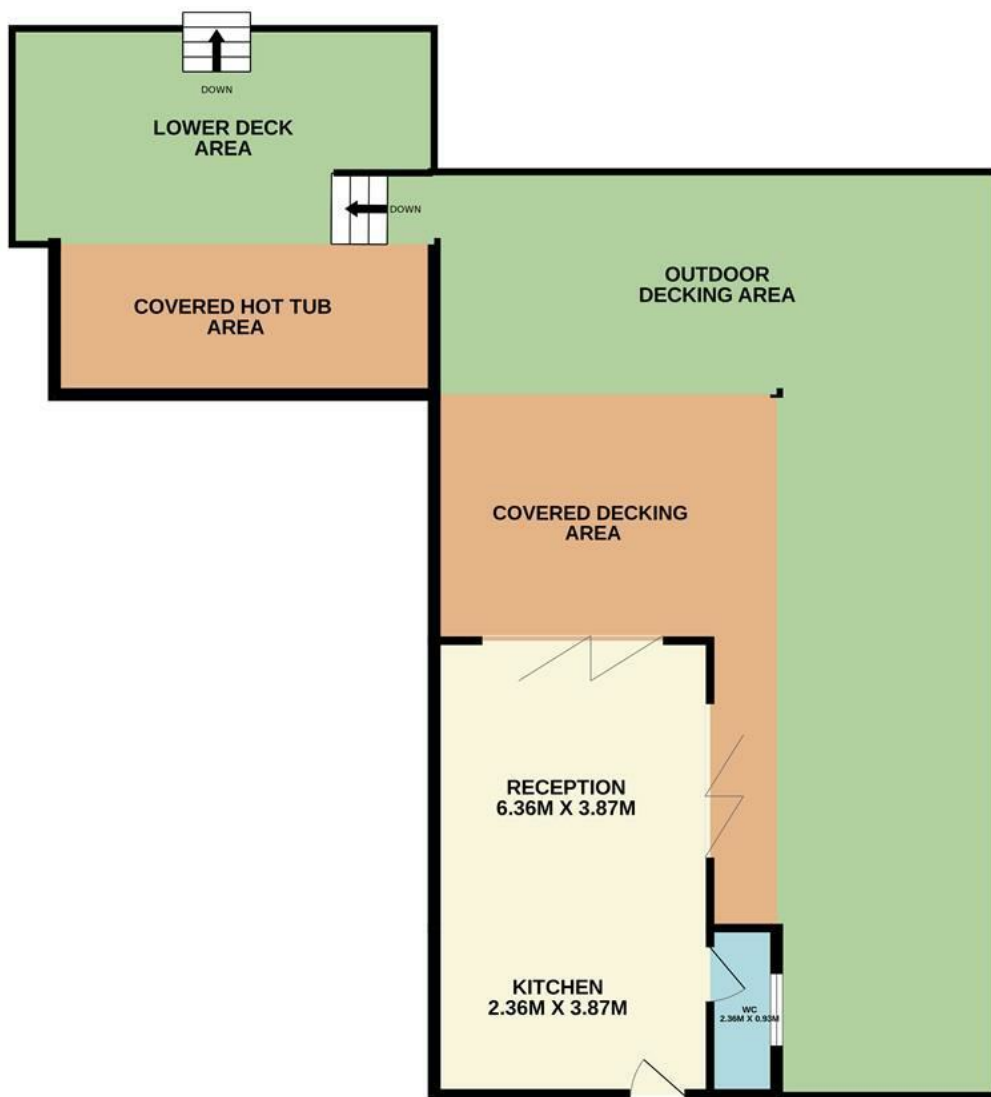
SIDE (NORTH & SOUTH) ELEVATIONS

CAR PORT DETAILS



Tenure: Freehold  
Local Authority: East Suffolk Council

### THE LODGE



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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