

£450,000
Asking Price



Orchard Close

Blundeston, NR32 5AF

- Stunning extended bungalow on a generous corner plot
- Flexible layout with 3/4 bedrooms
- Impressive open-plan living with a showstopping kitchen at its heart
- Handy separate utility room
- Stylish bifold doors flowing out to the garden
- Fully renovated throughout by the current owners
- Modern family bathroom plus additional shower room
- Modern boiler and electrics
- Ample off-road parking and detached garage
- Peacefully tucked away at the end of a sought-after Blundeston cul-de-sac

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**PAUL
HUBBARD**



Location

This home is situated in the charming semi-rural village of Blundeston. 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.



Entrance Porch

Composite entrance door & UPVC double glazed obscure window to the side aspect, space for storing coats & shoes, timber frame obscure window to the side aspect and a doorway opening leads through to the hallway.

Hallway

Laminate flooring, loft access, built-in storage cupboard with sliding doors and doors opening to the bedrooms 1-3, the family room/ bedroom, the shower room & the bathroom.



Bedroom 1

3.85 x 3.26

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 2

3.27 x 2.68

Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

Bedroom 3

3.13 x 2.68

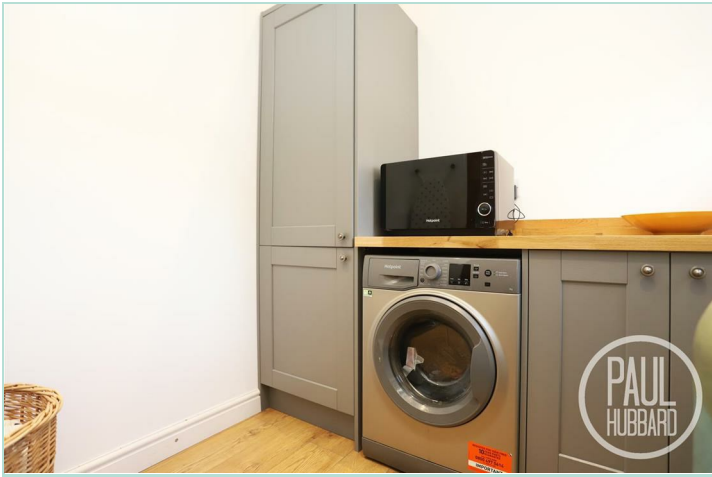
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.



Bathroom

2.06 max x 2.10 max

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, down lights, extractor fan with light, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap, Mira digital power shower set above with both hand-held & rainfall heads and tile splash backs.



Shower Room

2.08 max x 2.14 max

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, down lights, extractor fan with light, toilet, wash basin set into a vanity unit with a mixer tap, built-in airing cupboard, a Mira digital power shower set into a cubicle enclosure and tile splash backs.

Reception Room/ Bedroom 4

4.24 x 3.27

A versatile space currently utilised as a family room, could be perfect for a separate sitting room, office or extra bedroom. Features laminate flooring, UPVC double glazed window to the side aspect and a radiator.



Open-Plan Living Space

11.26 x 4.66

A stunning open-plan space designed for modern living, with a kitchen, dining area and lounge. Featuring laminate flooring, downlights, x3 UPVC double glazed windows to the front, side and rear, underfloor heating, units above and below, oak work surfaces, inset ceramic sink and drainer with mixer tap, space for a range master style oven, built-in stainless steel extractor hood, integrated fridge-freezer and dishwasher, central island with oak work surface, built-in baskets & units, integrated wine fridge, breakfast bar with space for stools and feature pendant lighting. A door opens into the utility room and bifold doors open out to the rear garden.



Utility Room

2.09 x 2.08

Laminate flooring, UPVC double glazed window to the side aspect, down lights, units above & below, oak work surfaces, gas boiler & water cylinder and space for a washing machine.







Outside

A generous driveway provides parking for multiple vehicles and leads up to a detached garage, with the main entrance door conveniently located to the side and gated access to the rear garden. The frontage also features a neatly laid lawn with shingle borders, mature trees and shrubs, outdoor lighting and water tap, all enclosed by a combination of panel fencing and brick walling.

Enjoying a sunny south-east to south-west aspect, the wraparound rear garden is designed for all-day sun and offers a variety of spaces to enjoy. Predominantly laid to lawn and bordered with mature plants and shrubs, it includes a striking mature tree, a raised patio for entertaining, and a timber stepping-stone pathway set in shingle. To one side, a cobbled patio area with further planting creates a charming garden spot, while the other side provides two timber storage sheds, additional storage space, and pedestrian access to the garage.



Garage & Brick-Built Outhouses

Garage: 5.09 x 2.36

Outhouse 1: 1.21 x 1.05

Outhouse 2: 1.20 x 1.09

The detached brick-built garage is fitted with light and power, offering ample space for secure parking or storage, with an up-and-over front door and pedestrian access from the garden. To the rear, two further brick-built outhouses - each with UPVC lockable doors, provide excellent garden storage, also benefitting from power and lighting.



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.

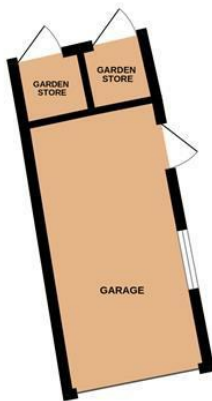






Tenure: Freehold
 Council Tax Band: C
 EPC Rating: TBC
 Local Authority: East Suffolk Council

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	



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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