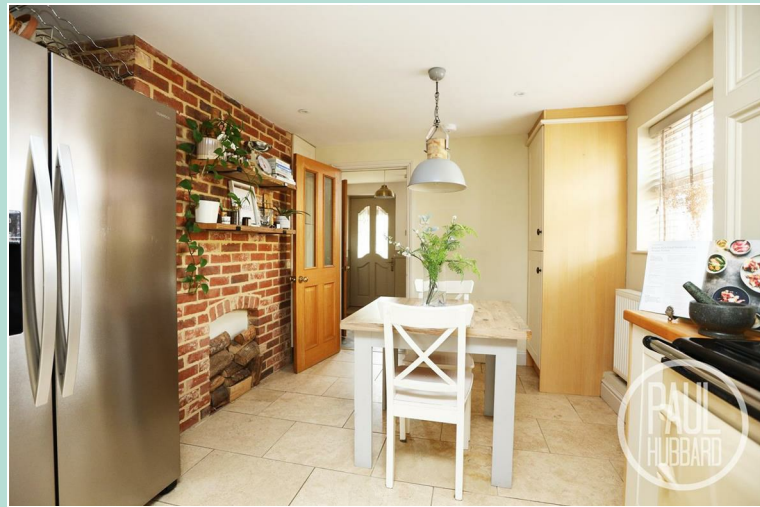


£400,000  
Offers Over



## The Street

Blundeston, NR32 5AQ

- \*\*\*GUIDE PRICE £400,000 - £425,000\*\*\*
- 4 separate bedrooms
- Presented to an extremely high standard throughout
- Spacious living areas
- Master suite with adjoining dressing room & ensuite
- Gorgeous cottage in the heart of Blundeston
- Ground floor WC
- Gas central heating with combi boiler
- Sought after village location
- Off road parking for multiple vehicles

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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 Norfolk 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 Hall

Entrance door to the front aspect, herringbone LVT flooring, vertical radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen/ breakfast room & the WC.

### Sitting Room

6.28 x 4.30

Wood flooring, down lights, UPVC double glazed bay window to the front aspect, x2 radiators, cast iron burner and double folding doors opening into the dining room.



### Dining Room

3.91 x 3.34

Wood flooring, radiator, fitted units, feature pendant lighting, a door opens into the kitchen/ breakfast room and UPVC French doors open to the rear garden.

### Kitchen/ Breakfast Room

7.25 x 3.26

Tile flooring, x2 UPVC double glazed windows to the side aspect, radiator, down lights, gas combi boiler, units above & below, oak work surfaces, butler sink, mixer tap, built-in oven & Neff microwave, 4 oven AGA with additional induction hob, space for an American style fridge-freezer, integrated dishwasher & washing machine and French doors open into the garden room.



### Garden Room

3.37 x 3.28

Tile flooring, UPVC double glazed windows, down lights, radiator and UPVC French doors open to the rear garden.





### Stairs leading to the First Floor Landing

Fitted carpet, x2 UPVC double glazed windows to the front & side aspect, down lights, radiator and doors opening to bedrooms 1-4 and the family bathroom.

### Bedroom 1

3.35 x 3.27

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

### Dressing Room

2.98 max x 2.54 max

Fitted carpet, radiator, down lights, fitted wardrobes, a door opens into the en-suite shower room and steps up lead to the master bedroom.



### En-suite Shower Room

2.53 x 1.19

Tile floors & walls, heated towel rail, toilet, wash basin with a mixer tap, a mains-fed shower with a rainfall head set into a cubicle enclosure.

### Bedroom 2

4.31 max x 3.41 max

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

### Bedroom 3

3.30 x 3.23

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a fitted wardrobe.

### Bedroom 4

2.86 x 1.98

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



### Bathroom

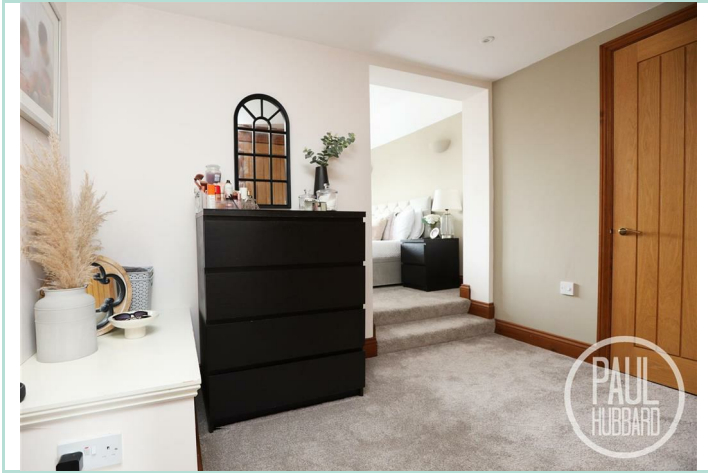
2.23 x 2.27

Tiled floor & walls, heated towel rail, toilet, pedestal wash basin with mixer tap, freestanding bath tub with a mixer tap & a hand-held shower attachment.









## Outside

A brick wall surrounds the front garden, which features a combination of shingle and patio, bordered by mature plants and shrubs. A storm porch shelters the front door, and gated access leads through to the rear garden.

A spacious and well-designed garden with a patio area, raised planters, and plenty of room for outdoor seating and entertaining. Steps lead up to a laid lawn with mature trees and planting, a timber storage shed, and a wood store. Gated side access is provided, along with a brick weave driveway to the rear offering off-road parking for multiple vehicles.

## 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.












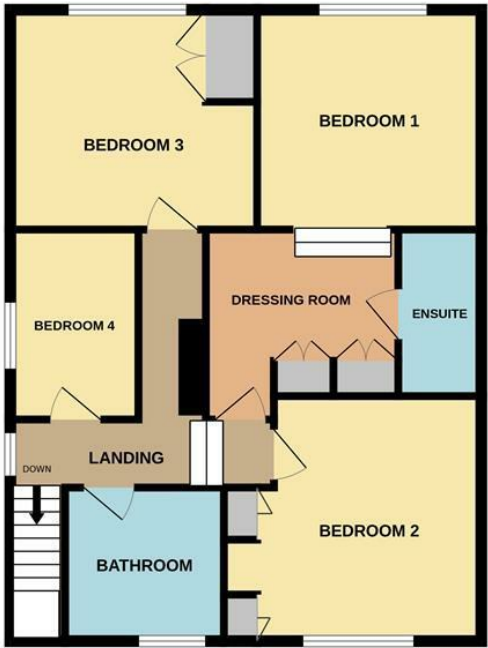
Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



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 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