

£200,000
Offers In Excess Of



Rose Cottage

Blundeston, NR32 5AJ

- Well presented
- 3 Double bedrooms
- Off road parking
- Modern neutral colours
- Sought after Blundeston location
- Ideal first time buyer home
- Close to local amenities
- Separate entrance hall and porch
- Chain free
- Spacious throughout

**PAUL
HUBBARD**



Porch

5'6" x 3'7"

UPVC double glazed window and entrance door to the front aspect, wood effect laminate flooring throughout and door opening to the entrance hall.

Entrance Hall

x2 UPVC double glazed windows to the side aspect, wood effect laminate flooring throughout, electric radiator and doors opening to the bathroom and dining room.



Bathroom

9'2" x 5'6"

UPVC double glazed window to the rear aspect, tile flooring throughout, tile walls, pedestal hand wash basin, toilet, heated towel rail and bath with electric shower above.

Dining Room

15'5" x 7'10"

x2 Feature windows to the front aspect, wood effect laminate flooring throughout, electric radiator, opening to the kitchen and door to the sitting room.



Kitchen

12'1" x 7'6"

UPVC double glazed window to the rear aspect and door to the side aspect opening into the garden. Vinyl flooring throughout, units above and below, laminate work surfaces, ceramic sink with drainer, 4 ring ceramic hob, integrated oven and grill, space for appliances including a washing machine, fridge and freezer.

Sitting Room

15'5" x 11'5"

UPVC double glazed window to the front aspect, carpet flooring throughout, electric radiator, stairs leading to first floor landing and an exposed brick feature fireplace.



First Floor Landing

Carpet flooring throughout, doors opening to a built in storage cupboard housing the water tank and bedrooms 1-2.



Bedroom 1

15'5" x 8'10" max

UPVC double glazed window to the front aspect, carpet flooring throughout, electric radiator and an opening to a built in storage cupboard.

Bedroom 2

10'5" x 8'2"

UPVC double glazed windows to the rear and side aspects, carpet flooring throughout, loft hatch and an opening to bedroom 3.



Bedroom 3

11'9" x 9'6"

UPVC double glazed window to the rear aspect and carpet flooring throughout.

Outside

To the front of the property a shingle and patio driveway which leads up to the main entrance door.

To the rear of the property a fully enclosed laid lawn garden with patio seating area housing a timber garden shed and sheltered concrete area with timber gate opening to side access.



Financial Services

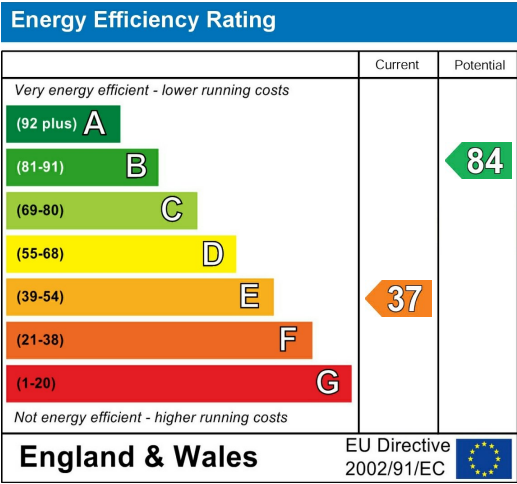
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.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



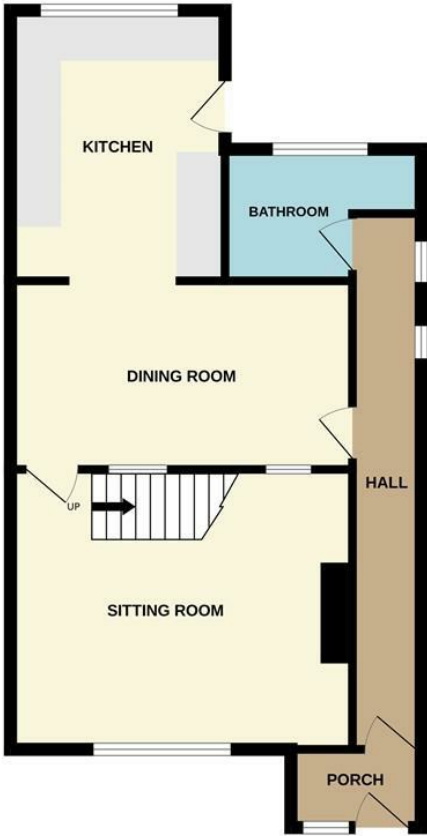




Tenure: Freehold
 Council Tax Band: B
 EPC Rating: F37
 Local Authority: East Suffolk Council



GROUND FLOOR
 571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
 406 sq.ft. (37.7 sq.m.) approx.



5 ROSE COTTAGE, CHURCH ROAD, BLUNDESTON
 TOTAL FLOOR AREA : 977 sq.ft. (90.7 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.
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