HARDIMANS



60 The Street

Blundeston, Lowestoft, NR32 5AQ

Guide Price £570,000

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60 The Street, Blundeston, Lowestoft, Suffolk, NR32 5AQ

Nestled in the charming village of Blundeston, about 3.5 miles north of Lowestoft, this delightful house boasts a rich history, being just over 200 years old. The property exudes character and warmth, making it a perfect family home. With four spacious bedrooms, it offers ample accommodation for both family living and entertaining guests.

The house features two inviting reception rooms, one with a beautiful log burner ideal for those cosy nights. The heart of the home is undoubtedly the refitted kitchen, which combines modern conveniences with the original character of the property, creating a harmonious blend of old and new. From here you enter the wonderful extended family room with a vaulted ceiling and bifold doors, allowing so much natural light to flood in.

Set within gorgeous gardens that extend to an impressive 0.28 acres, this home provides a tranquil outdoor space for children to play or for adults to unwind. The gardens are a true highlight, offering a picturesque setting that enhances the overall appeal of the property.

With too many improvements to mention, this house is a testament to thoughtful renovations that respect its historical charm while providing the comforts of contemporary living. This property is not just a house; it is a home filled with character, warmth, and potential. If you are seeking a unique residence in a peaceful location, this property in Blundeston is certainly worth considering.

Canopy entrance and door to:-

























ENTRANCE HALL
stairs to first floor, cupboard space under, tiled floor, radiator, pine cupboard, alarm control panel.

PARTICULARLY SPACIOUS L-SHAPED MAIN LOUNGE
2 front sash style windows, 3 radiators, feature brick fireplace with inset log burner, brick hearth, patio doors to rear patio and garden.

STUDY
with window overlooking the rear garden, radiator, personal door to garage.

SPLENDID SECOND RECEPTION/DINING ROOM
with 3 windows providing a particularly light and airy aspect, 2 radiators.

RE-FITTED KITCHEN
in a range of soft white fronted units with contrasting turquoise splashback, matching glass cooker splashback and stainless steel canopy, one and a half bowl sink unit, integrated dishwasher and refrigerator with front decor panels, tiled floor, upright towel rail/radiator, large opening to family room.

BEAUTIFUL EXTENDED FAMILY ROOM
with vaulted ceiling, 2 velux windows, tiled floor with underfloor heating, bifold doors opening to a rear patio garden.

REAR LOBBY AND UTILITY
fitted in a modern range of soft white fronted units, one and a half bowl stainless steel sink unit, recess and plumbing for automatic washing machine, space for upright refrigerator, tiled floor, window and door to rear garden.

DOWNSTAIRS CLOAKROOM
low level wc, vanity washbasin, hot and cold, tiled floor.

STAIRS TO FIRST FLOOR HAVING 2 LANDING AREAS

BEDROOM 2
sash style window, radiator, built-in cupboard.

BEDROOM 3
sash style window, extensive range of fitted wardrobe cupboards, radiator.

BEDROOM 4
window overlooking the rear garden, radiator.

FAMILY BATHROOM
with cased bath, hot and cold, instant shower unit, low level wc with concealed cistern, vanity washbasin, part tiled walls, upright towel rail/radiator.

MASTER BEDROOM
window overlooking the rear garden, radiator.

FAMILY SHOWER ROOM
corner Quadrant shower cubicle, Power shower unit, extractor/light.

OUTSIDE
To the front, good size gardens laid mainly to lawn with established hedgerows, feature Yew tree, in and out semi-circular driveway leading to garage. To the side, extended driveway, gate and fence providing access to the rear garden. The property is situated on delightful mature gardens extending in total to .28 acres, there are extensive patio areas adjacent to the main property and an ornamental garden pond. Towards the end of the garden are further lawned areas, vegetable plots and timber garden stores.

























OVER SIZED ADJOINING GARAGE

with power and light, high ceilings, double timber doors and personal door to study.

TENURE

Freehold

MATERIAL INFO

This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Ultrafast download 1800 Mbps upload 220 Mbps
* Mobile; EE Likely Three Likely O2 Likely Vodafone Likely

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

COUNCIL TAX BAND

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IMPORTANT NOTE TO POTENTIAL PURCHASERS:

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity

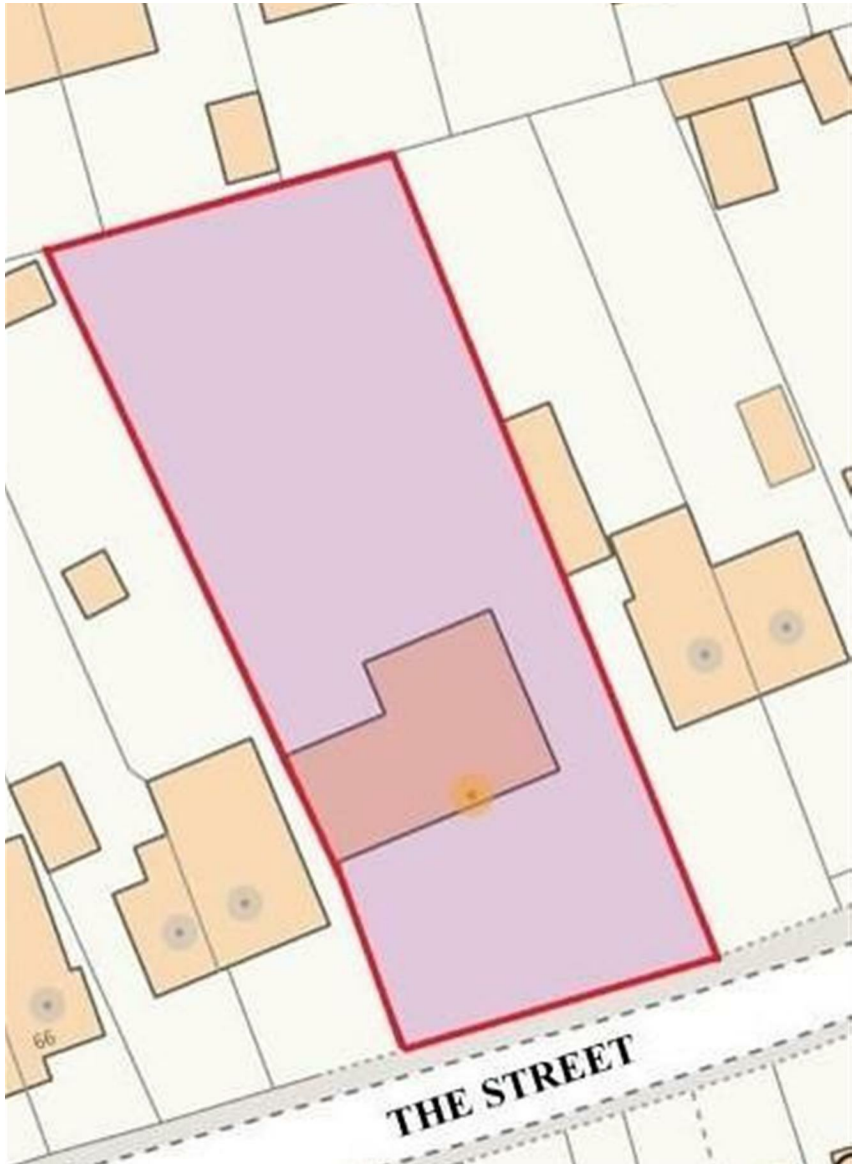
verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.



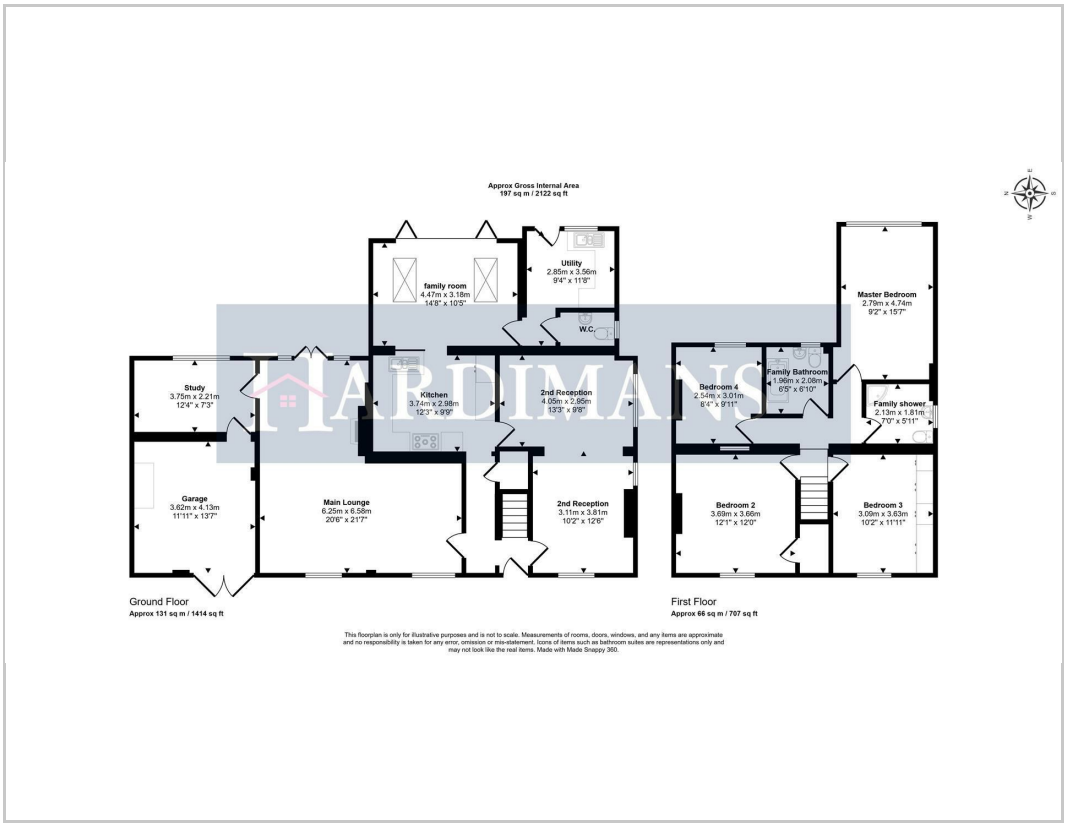





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THE STREET

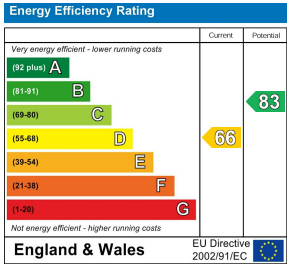
Floor Plan



Area Map



Energy Efficiency Graph



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The Property Ombudsman
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