



Trelawny
Hall Lane | Blundeston | Suffolk | NR32 5BL

FINE & COUNTRY

THE APPEAL IS CLEAR



“In a popular village with a connection to Charles Dickens, this much-loved, single-storey home has been in the same ownership for decades.

The idyllic position and glorious far-reaching views drew the owner here, while the village community and convenient location has proven a winner. With space for all the family and a good size plot too, the appeal is clear to see.

Come and write your own chapter in this welcoming home!”



KEY FEATURES

- A Well Maintained Detached Bungalow, located in the Popular Village of Blundeston
- Three Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom has an En-Suite Shower Room
- Open Plan Kitchen/Dining Room with Separate Utility Room
- Sitting Room with Feature Fireplace
- A Good Size and Established Rear Garden with Summer House and Field Views Beyond
- Single Garage with Ample Off Road Parking and Front Garden
- The Accommodation extends to 1,361sq.ft
- Energy Rating: D

Close to countryside, coast and to the Broads, it's no wonder Blundeston is a popular place to live. Here you can make the most of it all. The property itself has been well maintained over the years and is set well back from the road in a peaceful position with wonderful rural views. Book a viewing today and soon you could be part of its story...

A Superb Setting

Built in 1965, the property has been in the current ownership since 1980. The owner was already living in the village at the time and had always admired the home when he was passing by. When he saw it come onto the market, he took the chance to make it his own. The fact that he stayed here for over 40 years speaks volumes about the property and the location. Right from the start, the house makes an excellent impression. There's plenty of parking on the drive, with a long sunny garden to the front. The magnolia here is stunning in spring. Around the back of the property, there's a lovely private and low-maintenance garden backing onto open fields that stretch out as far as you can see. The owner has really enjoyed watching the seasons change and having that connection to nature. There's so much wildlife here too.

Spacious And Practical

Step into the house and you find yourself in an I-shaped hallway with doors to all the main rooms. There's a large sitting room with feature chimneybreast to the front of the property, a triple aspect room that's filled with light. The kitchen is at the back of the home, open to a generous dining room with patio doors onto the garden – another nice and light space that's very family friendly.





KEY FEATURES

There's also a useful utility room that provides access to the garage. The three bedrooms are all a good size. One faces the front of the house and the other two the rear, the latter both with built-in storage. The master has an en-suite shower room, while the other two bedrooms share the main bathroom.

All On The Doorstep

Blundeston is known as being the birthplace of David Copperfield, in Charles Dickens' novel of the same name. The village is attractive and has won several Anglia in Bloom awards over the years – people here have a strong sense of community. It's also a well-served village that's perfect for all generations. There's a pre-school, primary, playground and sports' facilities, all within a short walk of your front door. The village hall and Millennium Green are just down the road too, with the former hosting fitness classes and various interest groups. The village benefits from both a shop and a pub, which is increasingly rare these days! Best of all, while you're surrounded by countryside and farmland, you're surprisingly well connected here, just a few minutes' drive from the nearest town. Walk the nature reserve at Carlton Marshes, go sailing on Oulton Broad or stroll along the golden sands of the nearest beach – it's all on your doorstep. Travel is a breeze with the A47 close by and a train station at both Oulton Broad and Somerleyton. You can even head to Southwold in around 30 minutes or up to Norwich in around 45 minutes, yet back at home you can leave the crowds behind and enjoy the peace and quiet around the property.





















INFORMATION



On The Doorstep

Blundeston is a village and civil parish in the Waveney district of the English county of Suffolk. The village contains a convenience store, village hall, playing field, church, skate park, hairdressers, Blundeston CEVC primary school, and a pub, The Plough Inn.

How Far Is It To?

Blundeston is situated to the north of the county of Suffolk. The market town of Beccles is approximately 12 miles south west and has a wide range of shops, cafes, restaurants and other facilities. The cathedral city of Norwich is 24 miles to the north west. It has a wide range of leisure & cultural amenities as well as shops, cafes and restaurants. Norwich also has direct train links to London Liverpool Street and other destinations and an International Airport.

Directions - Please Scan The QR Code Below

From Beccles take Northgate, Gillingham Dam and Loddon Road to Norwich Rd/A146 in Norfolk. Turn left onto Norwich Rd/A146. At the roundabout, take the 3rd exit onto Yarmouth Road/A143. Turn right onto Herringfleet Road/ B1074. Continue to follow B1074 for approximately 4 miles. Turn left onto Hall Road and continue on this road and then turn left onto Hall Lane. The property will be found on the right hand side.

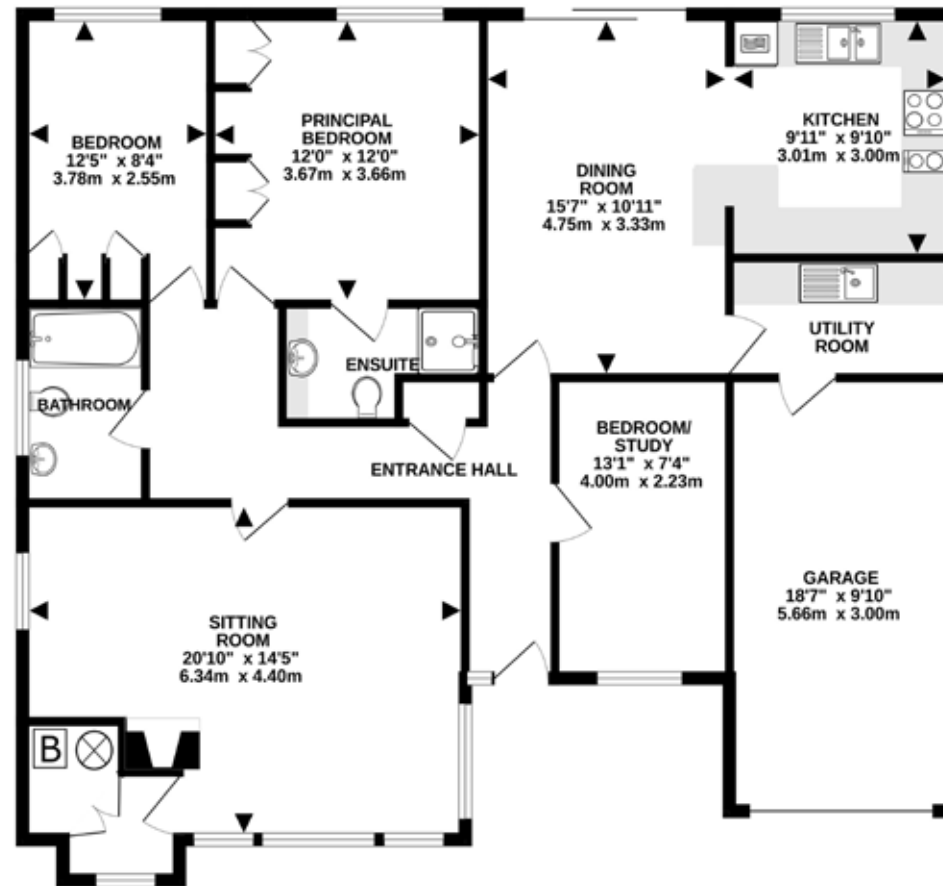
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[eggshell.busy.brilliant](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
East Suffolk Council - Council Tax Band D
Freehold

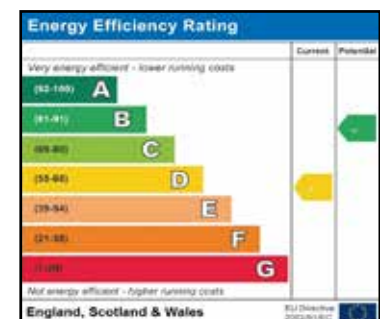




TOTAL FLOOR AREA : 1361 sq.ft. (126.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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