



*Acorn Fields,
Back Lane, Lound.*



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Hopton On Sea & The Coast – 2 miles

Lowestoft – 4.2 miles

Gorleston – 5.4 miles

Norwich – 26.5 miles

A most exciting opportunity to purchase this beautifully presented, exceptionally spacious, modern detached bungalow set within a stunning private garden in the north Suffolk Village of Lound. The property has undergone a superbly executed re-modelling by the current owners which now boasts over 2300 sq.ft of accommodation offering stunning open plan living spaces, five double bedrooms, three bathrooms and utility room. Outside the gardens to the rear boast a private south facing aspect, soaked in sun throughout the day. To the front we find ample parking and turning space along with an attractive garden area. Access to the side leads us to additional parking and the double garage. This property is a must view.



Property

Entering Acorn Fields via the front door we are welcomed by the entrance hall an ideal space to kick off your boots after a country walk. This bright open feeling space is filled with natural light a theme our vendors have worked meticulously to continue throughout the home. Oak effect flooring continues throughout the entire living space further enhancing the open plan living the property boasts. From the hall we enter the kitchen which really has the 'WOW' factor! This stunning room offers delightful proportions, natural light and informal dining at its very best, a range of ultra modern wall and base units line the far wall whilst the most impressive island takes centre stage adding to the storage below whilst providing an exceptional work/informal entertaining space. Integral ovens, hob and dishwasher are seamlessly included whilst space is made for a double width fridge freezer. A large window looks to the front aspect whilst the sink is set below a window offering a side view. A Velux roof window is set to the vaulted ceiling and further fills the room with light. From the kitchen we flow open plan firstly to the formal dining area which in-turn opens to the sitting room, these three space approach 40.ft of open space superb when entertaining or simply enjoying busy family life. From the sitting room we step out to the charming courtyard area which in turn opens to the gardens whilst inside a door leads us to the recently refitted utility room which discreetly houses the laundry equipment and boiler whilst providing access to the second parking area. Flowing back through the accommodation the kitchen leads open plan to the living/family room. This vast space enjoys two windows looking to the front gardens. Approaching 25.ft this room again is ideal when entertaining whilst offers a cosy space in the evening when closing the shutters. From the living space a hallway leads us through to the bedrooms and bathrooms. The first room we find is the family bathroom again finished to an excellent standard, the room boasts a corner bath, separate shower, w/c and floating feature basin set against modern splashbacks. The first of the bedrooms we find is set to the rear and offers a generous double room enjoying fitted wardrobes and an en-suite shower room. Stepping along the hall the space opens, out and up to provide a fabulous library area set below a full height gallery where stairs rise to the upper floor and two large Velux windows illuminate this feature area. Set to the front we find two further generous double rooms which again enjoy fitted wardrobes whilst the foot of the hall we step into the master bedroom. This most impressive room offers ample space for the expected master room furnishings and again enjoys twin fitted wardrobes. Two full height windows look onto the rear garden and door opens to the same providing the perfect spot to enjoy a morning coffee. A door opens to the generous en-suite shower room which echoes the finish throughout. Back in the hall we approach the staircase and notice the most discreet selection of storage below the stairs and the full height cupboards that line the wall. Climbing the stairs the landing provides a superb view of the gallery area and leads to the guest bedroom. This large double room currently serves as a home office and offers a variety of uses. Two low set Velux windows enjoy the far reaching views and fill the room with light whilst access to eaves storage on either side provides further handy storage.







Outside

Approaching Acorn Fields via the quiet country lane we enter through electric gates that open to the generous parking and turning area at the front of the property. Buff coloured block paving forms the drive which contrasts against the red brick of the building and the attractive green space that forms the generous front garden. The paving extends to the side of the property providing bin & other storage whilst at the front door a subtle raise offers disabled access which continues throughout the home. An attractive oak tree forms a centre piece to the garden whilst hedging frames the boundaries. Right of way to the side leads us to an additional parking area which in-turn access' the garage/workshop space, from here a gate enters the rear garden and a door leads in via the utility room. The rear garden offers the perfect aspect, due south enjoying sunlight throughout the day. From the sitting room we step out onto a sheltered courtyard area ideal for summer entertaining and evening drinks. Established raised beds surround the space filling it with colour and scent, flower beds continue around the garden framing the boundaries. A large area of lawn extends to the foot of the garden where an arch leads to the working area which would provide a superb kitchen garden or play space.

Location

The north Suffolk village of Lound is located a few miles to the north of Lowestoft and is conveniently positioned within good access of the A47 providing excellent access to main routes and locally to the Heritage Coast at Hopton and James Paget Hospital in Gorleston. The village itself boasts The Village Maid restaurant & public house and a series of delightful walks along with the attractive Lound Lakes (a nature reserve belonging to Suffolk Wildlife Trust) to which a footpath leads, almost directly from the property. A further range of local amenities are close by in the villages of Somerleyton and Hopton. Lowestoft has a train link to both Ipswich and Norwich Stations whilst Norwich offers an Airport.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating. Owned Solar Panel System.

Private Drainage. Mains Electricity & Water.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: E

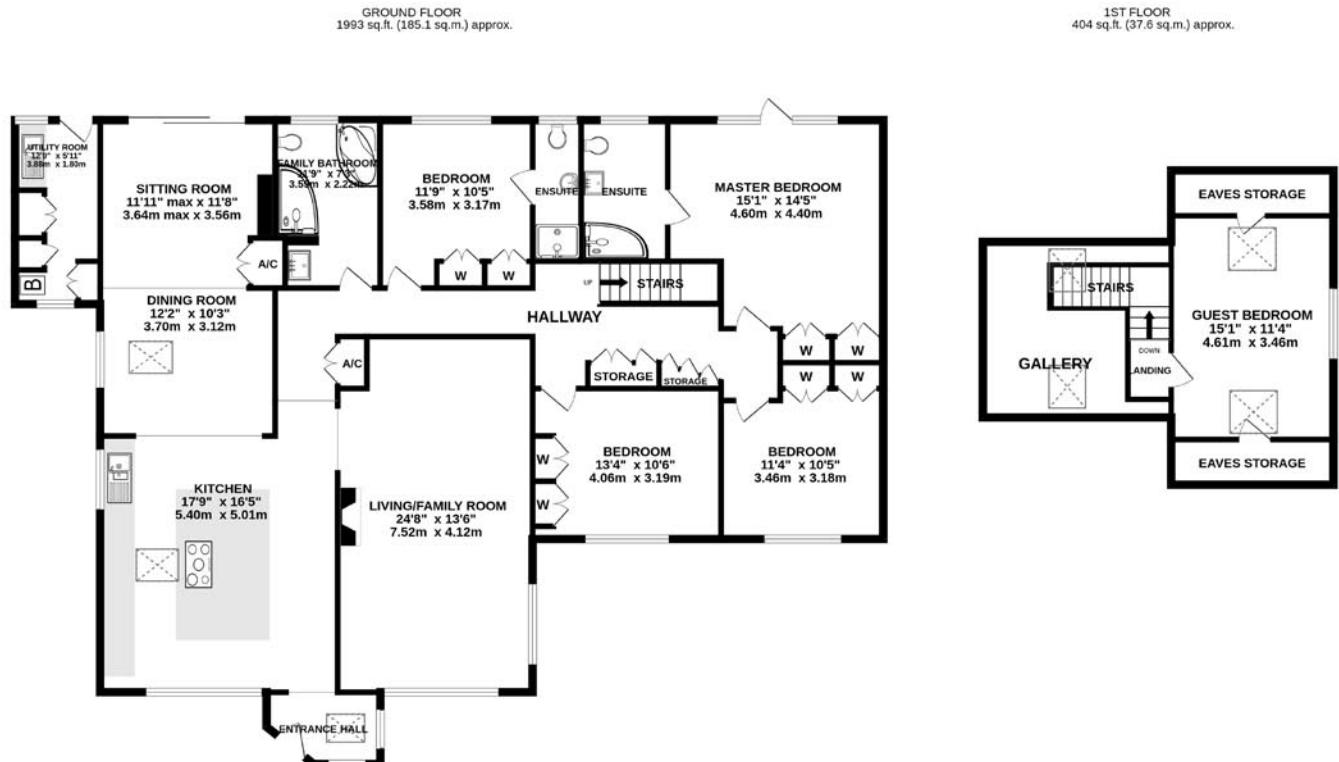
Postcode: NR32 5NE

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



TOTAL FLOOR AREA : 2397 sq.ft. (222.7 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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