



2 Meadowlands
Blundeston | Suffolk | NR32 5AS

FINE & COUNTRY

SPACIOUS FAMILY HOME NEAR COAST



This four-bed-two-bath home will give you the best of all worlds – room to spread out, easy access to urban amenities, and close proximity to some of East Anglia’s most stunning beaches. And, with a large sunny garden backing onto woodland, you’ll feel the benefits of a rural location while being moments from either Lowestoft, Oulton Broad or Gorleston.



KEY FEATURES

- A Spacious and Tastefully Presented Detached Family Home
- Located in the Very Desirable Village of Blundeston
- Benefitting from Four Bedrooms; Master With En-Suite
- Kitchen/Breakfast Room With Separate Utility Room
- Living Room and a Separate Dining/Family Room Overlooking the Garden
- Private and Secure Large Rear Garden
- Off Road Parking & Garage
- The Property Extends to 1914 sqft
- EPC Rating C
- Freehold

This generous home, built in the 1970s and set in its own plot on a quiet street, has parking directly in front of it for three vehicles as well as a single garage. Entry is into a small vestibule, a sensible airlock where outerwear can be removed before entering the larger interior hall.

The owners, who have lived here for 21 years, transformed the ground floor by installing large Velux windows in an older extension which spans the rear of this family home. The result is a bright, airy space where four rooms interconnect, creating a fabulous open-plan area for entertaining. The original dining room has been opened out to this addition which now comfortably accommodates a seating area as well. Elegant wood flooring lend an air of smart minimalism as well as flexibility of use. With light flooding in through a run of French windows to the garden as well as three rooflights, this is a gloriously sunny room in which the boundary to the outside is pleasantly blurred. The voluminous space can in turn be opened wide to the garden – the perfect layout for indoor-outdoor living.

Partly glazed double doors to a breakfast area keep light flowing into the interior of the building. Here is a more casual seating area which is wide open to the kitchen behind it, a handy spot for informal meals – children's teas or a quick breakfast. The kitchen itself is expansive – over 18 feet wide. It too benefits from a rooflight in addition to windows, making it a pleasant place to prepare meals. The sheer size of the room makes possible a welcome amount of counterspace, of which it's difficult to have too much.





KEY FEATURES

If a more contemporary look were desired, it would be relatively simple to achieve without any major changes to the layout which is sound. Dark slate tiles underfoot are a practical as well as stylish choice. The kitchen is connected to a utility which leads to a downstairs shower room and, conveniently, to the garage.

The opportunities for diverse family activities to co-exist in this extended space are great but, should a separate area be needed away from the fray it's just up the hall. A separate sitting room with a pretty Victorian fireplace offers a quieter, cosier spot, albeit one that can seat the whole family, where the owners enjoy open fires on winter evenings.

A staircase rising to the first floor is open underneath, a nice touch which provides a seating area and enhances the dimensions of the central hall. Upstairs, four bedrooms are served by two bathrooms; one an ensuite shower room to the master bedroom and the other a family bathroom with a shower stall in addition to a bathtub. The master bedroom benefits from built-in cupboards while the smallest is currently in use as a home office.

The garden – part fenced, part walled – is dog-proof and provides a large area in which dogs and children can play safely. A stone terrace stretches the full width of the property at the rear, perfect for spilling out onto through the French doors of the family room on warmer days. From here, a lawn extends almost to the distance with borders either side. Over the boundary is an area of woodland which lends a lovely open outlook from the property.

ENVIRONS

A quiet village, Blundeston is nonetheless very close to Lowestoft and Oulton Broad from where trains run to Norwich and Ipswich (and thence London). The village has a very popular primary school, a lively country pub – The Plough – and a village hall with a play park and regular events like yoga, keep fit and WI meetings. The real draw of the location, however, is the coast which is just a five-minute drive away or a 40-minute cross-country walk on footpaths. Here are some of the area's most beautiful and unspoilt beaches. With miles of golden sand backed often by natural heaths or countryside, you'll be pinching yourself every day at your good fortune to live here.





Always remember you are stronger than you believe, you are smarter than you seem, and love more than you know.















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 the pub, the Plough Inn.

How Far Is It To?

Blundeston is situated in 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 Rd to Norwich Rd/A146 in Norfolk. Turn left onto Norwich Rd/A146. At the roundabout, take the 3rd exit onto Yarmouth Rd/A143. Turn right onto Herringfleet Rd/ B1074. Continue to follow B1074 for approximately 4 miles. Turn left onto Flixton Road and continue on this road and then turn right onto Lound Road. At the end of this road, turn left on to Meadowlands and the property will be found immediately on the left hand side.

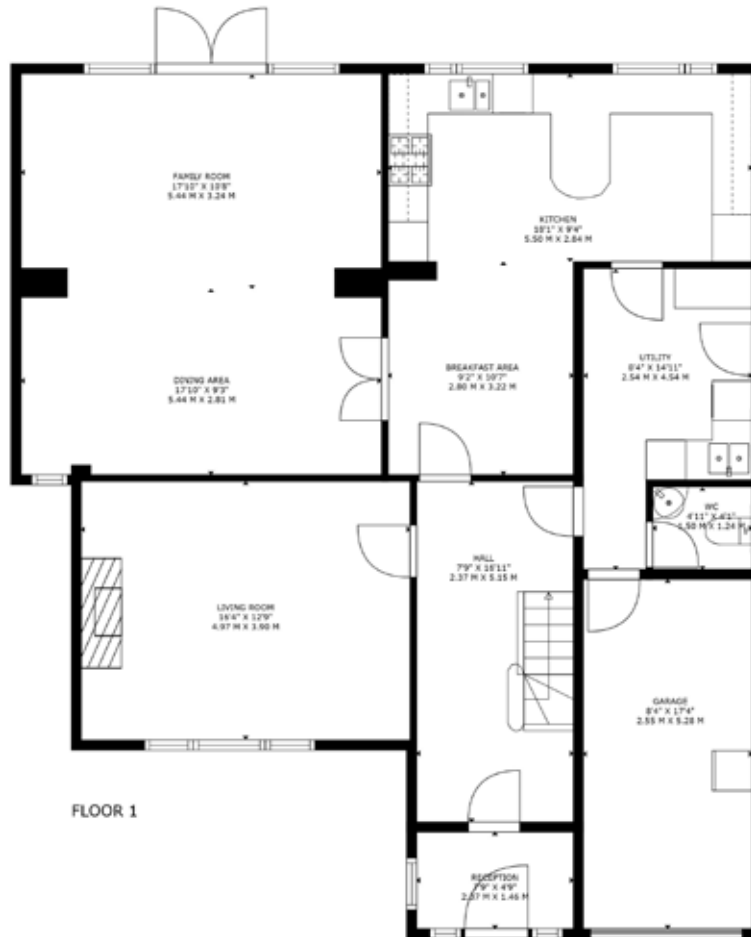
What Three Words Location

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///aimless.birthing.machinery

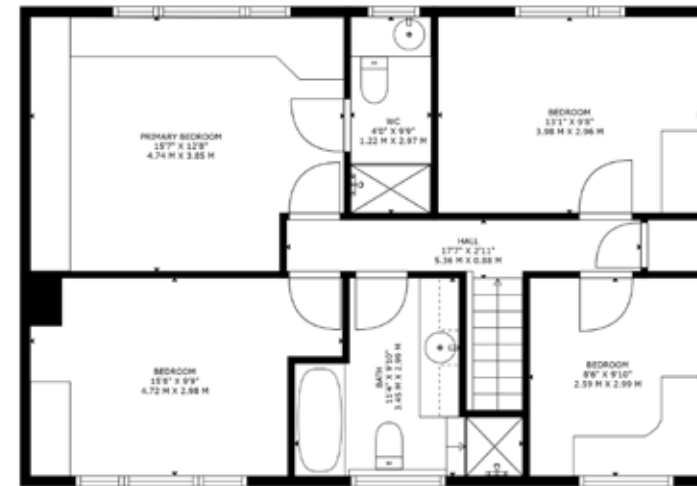
Services, District Council and Tenure

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





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1156 sq. ft, 107 m2, FLOOR 2: 758 sq. ft, 70 m2
 EXCLUDED AREAS: GARAGE: 145 sq. ft, 13 m2
 TOTAL: 1914 sq. ft, 177 m2

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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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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