

LAKESIDE RISE

Blundeston, Lowestoft NR32 5BE

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



A hand holding a smartphone. The screen shows the Starkings & Watson virtual tour app. At the top, there's a QR code icon and a button that says "Enter virtual tour". Below that, the company logo "STARKINGS & WATSON" is displayed. At the bottom of the screen, the website address "starkingsandwatson.co.uk" is visible. To the left of the phone, there is a QR code icon. Below the phone, there is a white box with the text "QR CODE TO BE ADDED WHEN AVAILABLE." and another white box with the text "SCAN HERE FOR A VIRTUAL TOUR".



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STARKINGS & WATSON

- Semi-Detached Family Home
- Three Double Bedrooms
- Recently Renovated
- Shower Room, Bathroom & W.C
- Sitting Room with Multi-Fuel Burner
- Landscaped Rear Garden
- En-Bloc Garage
- Quiet Cul-De-Sac Location

IN SUMMARY

This is semi-detached FAMILY HOME has been REJUVENATED with care and taste by the current owners. Situated in this quiet CUL-DE-SAC location the property is just a short distance from the BEACH and SEA as well as all amenities. Downstairs you will find a LARGE SITTING ROOM leading to a CONSERVATORY overlooking the PRIVATE REAR GARDEN, all finished with a downstairs family BATHROOM and fully equipped KITCHEN. On the first floor you will find THREE DOUBLE BEDROOMS all served with a SHOWER ROOM and separate cloakroom. Outside the garden has been LANDSCAPED and the property is offered with a garage found en-bloc behind the property.

SETTING THE SCENE

As you arrive you are met with a large open green, serving as the perfect privacy barrier from houses adjacent as well as a great spot for all to enjoy within this village community. Heading through a low-level, brick built wall with an opening leading you over a flagstone pathway, shingled front garden with access

to the rear garden found to the right of the property through a corrugated metal gated access.

THE GRAND TOUR

Entering the front door you are met with an inviting and warm entrance hall and the newly carpeted stairway leading to the first floor, housing the ever handy storage underneath. Turning left you enter a bright and contemporary sitting room spanning the length of the property, fitted with a modern multi-fuel burner to accompany those cosy nights. Through this room you will find a brilliantly versatile conservatory or potential dining room with French uPVC doors leading to the rear garden. The downstairs accommodation is finished with a newly installed family bathroom and kitchen. Inside the bathroom you will find a three piece suite complete with heated towel rail, shower over the bath, all finished with a textured tiled surround. The kitchen is well-equipped with high quality fixtures boasting an integrated dishwasher and washing machine, as well as Rangemaster cooker and uPVC door leading to the rear garden. Heading up to the first floor you can enjoy the choice of three well-proportioned double bedrooms all coming off the landing with the main room benefiting from a built-in wardrobe space. Finished with a family shower room comprising a two piece suite, tiled splash backs and storage under the sink, and separate cloakroom also, this immaculately presented family home offers more than enough in the way of space and style for any new family to enjoy.



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THE GREAT OUTDOORS

Heading out either the uPVC French doors or the kitchen access door, you will find yourself stood on a newly installed patio with ample seating space to entertain friends and family, with external power and outside tap. Stepping down you will be able to make use of the newly laid lawn in this south facing and well-enclosed rear garden. To the side of the property is the perfect access or storage space reached through the corrugated metal fencing. Behind the property, accessed through a timber gate in the rear fencing, you will find a small access road leading you to the garage.

OUT & ABOUT

The popular village of Blundeston is within the catchment to popular junior schooling & has easy access to Lowestoft & Gorleston, by both car and public transport. The stunning village and estate of Somerleyton can also be found close by, with its famous hall and beautiful surrounding walks. The regency resort of Southwold and the neighbouring village of Walberswick and its various attractions are within a short driving distance.

FIND US

Postcode : NR32 5BE

What3Words : ///stockpile.stuffing.seasonal

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The garage can be found down the access road behind the property that runs off Lakeside Rise.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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| <p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> | <p>Reduced headroom (below 1.5m/4.9ft)</p> | <p>Excluding balconies and terraces</p> | <p>Approximate total area^m</p> <p>950.89 ft²</p> <p>88.34 m²</p> <p>Reduced headroom</p> <p>15.25 ft²</p> <p>1.42 m²</p> | <p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p> |
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