



The Bungalow
Flixton Marsh Lane | Blundeston | Suffolk | NR32 5PH

FINE & COUNTRY

EASY LIVING



"If you're looking for an immaculate home where you don't need to lift a finger, and the idea of a project fills you with dread, this could be just the place for you! A newly renovated, single-storey property in a truly idyllic location that feels rural yet is incredibly convenient, this is a home that has so much to offer and doesn't ask for anything in return!"



KEY FEATURES

- A Spacious Detached Bungalow situated in the Village of Blundeston
- Three Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Dining Room
- Sitting Room with Sliding Doors to the Garden
- Fully Renovated to a High Standard
- Completely Re-Wired Plus All New Appliances and Flooring
- Field & Woodland Views Surrounding the Property
- South Facing Front Garden and Private Driveway
- The Accommodation extends to 1,123sq.ft
- Energy Rating: D

This single-storey home has just been renovated top to bottom, with no work left to do. Even the garden has been finished for you, so you couldn't ask for a more effortless way to start a new chapter in a newly refurbished home. The glorious setting has enormous appeal – come and enjoy it for yourself!

A One Off

The property was built by previous owners of the neighbouring farmhouse, on land that formerly belonged to the Somerleyton Estate. It was built for a relative and then rented out for many years, so it's never before come to the open market. The owners of the farmhouse have carried out a comprehensive renovation, replastering, installing new windows, doors, central heating and more, so the property is in immaculate condition and you can move straight in. It has its own private, sunny, part-walled garden and plenty of parking too.





KEY FEATURES

Bright And Welcoming

The accommodation is well proportioned and puts a big tick in every box. You come into the spacious and newly fitted kitchen, a lovely bright room with windows to the south and space for a dining table. Double doors open to the sitting room, so you can keep the doors open and flow between the rooms if you're feeling sociable or separate them if you want to be doing your own thing. Sliding doors on the south side of the sitting room lead to the raised terrace and frame views down the garden. A window on the east wall of the sitting room fills the room with morning light and makes it a wonderfully uplifting place to be. On the other side of the property there are three good size bedrooms, one with an en-suite shower room and the others sharing a family bathroom that also has a separate shower.

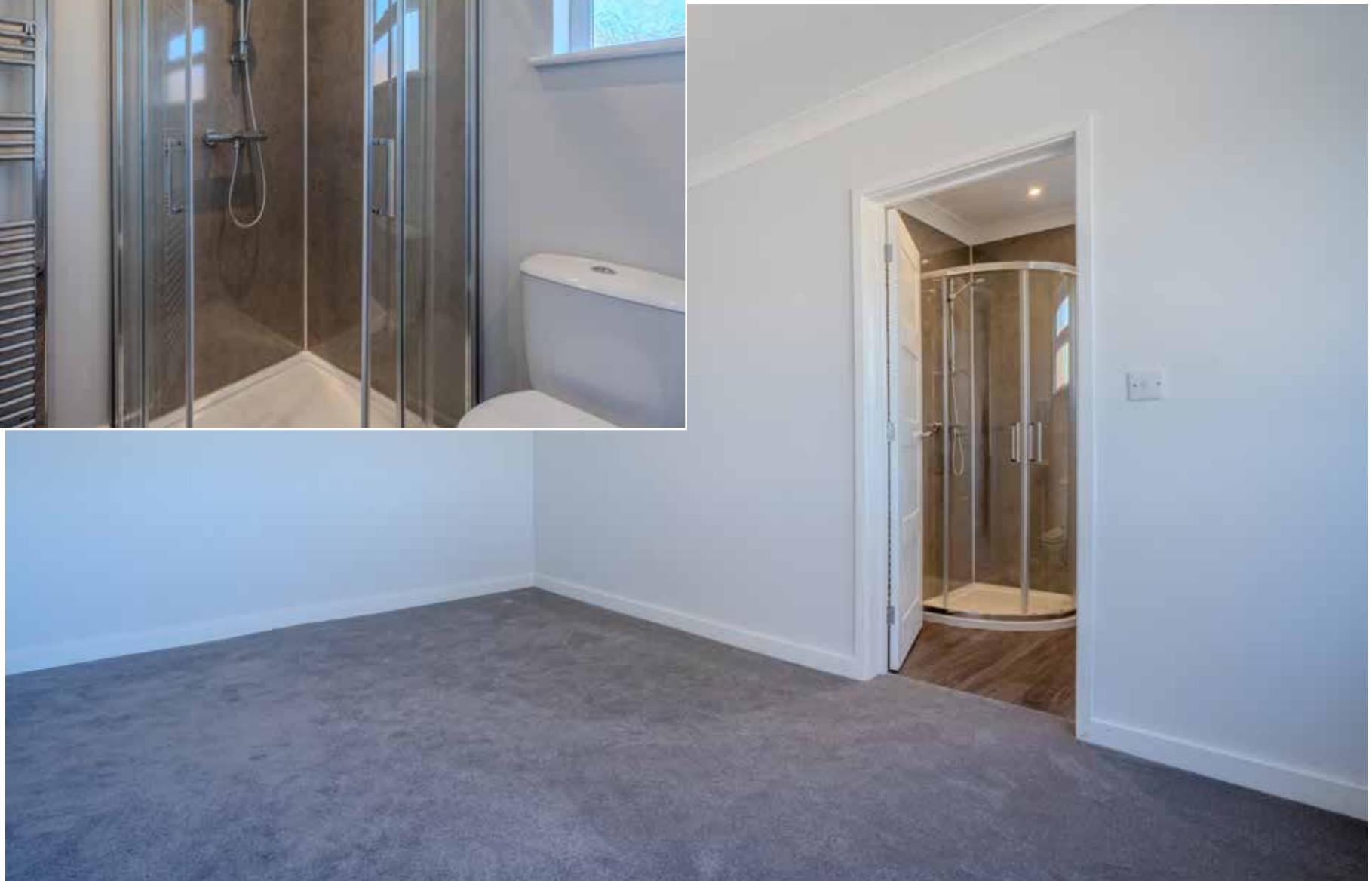
Perfectly Placed

The location of this property is perfect. You're close to everything but you feel as though you're in the middle of nowhere. Just down the road from Lowestoft, Great Yarmouth and Beccles, as well as the villages of Somerleyton and Blundeston, you have stations, schools and shops on the doorstep, as well as the Broads and the beach, yet back at home it's so tranquil and there's abundant wildlife. You'll see buzzards, red kites, deer, water voles, geese, kingfishers, herons and more. The house is near a footpath into Somerleyton and the track across the marshes, so you can ride, walk or cycle all around the area.











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INFORMATION



On The Doorstep

Blundeston is a small rural village and benefits from a public House, village hall, playing field, church, hairdressers and primary school. There are a number of beaches with a few mins drive. Somerleyton is the next village along where Somerleyton Hall is located along with its beautiful gardens and maze to enjoy.

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 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 0.5 miles. Turn right onto Flixton Rd/Somerleyton Rd/B1074. Continue along this road and turn right onto Fritton Marsh Lane and the property can be found on the right hand side.

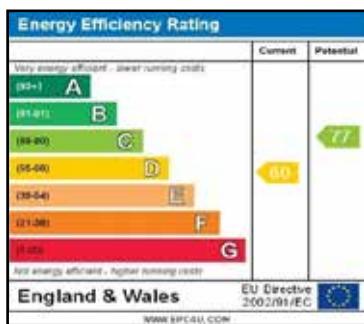
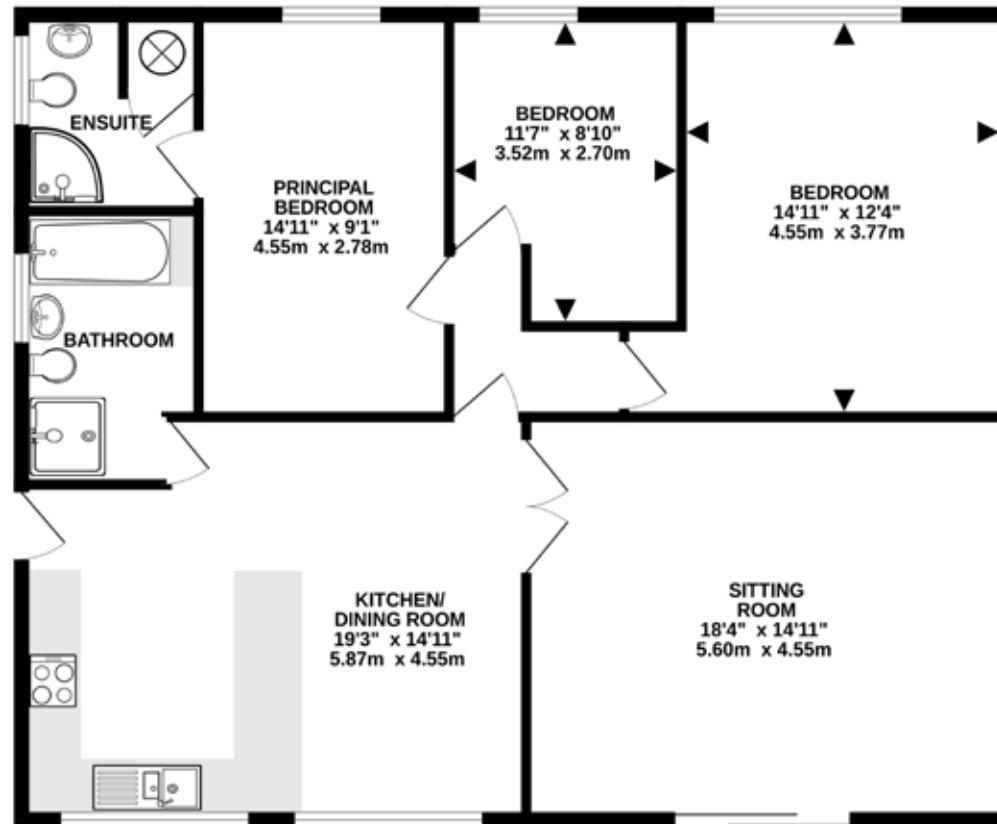
What Three Words Location

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... [organist.dine.stripped](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Treatment Plant
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band C
Freehold





TOTAL FLOOR AREA : 1123 sq.ft. (104.4 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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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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