



Pampas Back Lane, Lound

Offers Over £600,000

Pampas Back Lane

Lound

Set on approximately 0.5 acres (stms) of maintained grounds, within in the quaint village of Lound, lies this remarkable detached residence, that presents itself as a beautiful family home with spacious and flexible accommodation. Showcasing three grand reception spaces, four double bedrooms including a principal suite with a dressing room, en-suite and a balcony, alongside a family bathroom. A highlight of the home is its south-facing exterior, complemented by a large driveway, a tandem garage/workshop and an outbuilding. A backdrop of open countryside fields promises a lifestyle of seclusion and serenity, with scenic walks nearby at the nature reserve within Lound Lakes. Don't miss the exceptional opportunity to make this house your home.

Explore the village of Lound

Lound is a quaint rural village located just north of the coastal town of Lowestoft, offering easy access to the A47 where you'll find the towns of Gorleston-On-Sea and Great Yarmouth, each providing excellent transport links to the city of Norwich. The village provides a range of basic amenities, including a village hall, café, pub, and local church. Residents can also enjoy Lound Lakes, a series of artificial lakes nestled within a 280-acre nature reserve. Additional services are available in nearby villages such as Blundeston, Somerleyton and Hopton, each with primary schools, shops, pubs and bus routes. Buses also serve two local high schools, Benjamin Britten High School and Denes High School, with nearby pick-up points.





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The grand tour

The initial arrival is a beautiful façade, that sets the tone for what's to come within. Sitting on an expansive plot of approximately 0.5 acres, it greets you with a paved driveway providing off-road parking for residents and visitors, enclosed by bordering planted beds and a maintained lawn. Down the side of the residence is a tandem garage/workshop with an 'up and over' door, providing sheltered parking or storage options.

Entering through a bright and airy porch, suitable for storing your outdoor wear, leading into a welcoming entrance hall with solid oak flooring throughout. Immediately capturing your attention is the dual aspect sitting room, accentuated by a charming brick-built fireplace with an inset multi-fuel stove, creating a warm atmosphere for relaxation and entertaining. Positioned at the front of the residence is a study, with the flexibility to be a home office, playroom or an additional bedroom if required.

Within the heart of the home lies a farmhouse style kitchen, equipped with quality wall and base units, a traditional style Rangemaster oven with brick surrounding and a moveable island for additional worktop space. Integrated appliances include a dishwasher and a microwave, with a dedicated space for your fridge/freezer. Complete with a utility room/cloakroom, for additional storage and space for your laundry essentials.



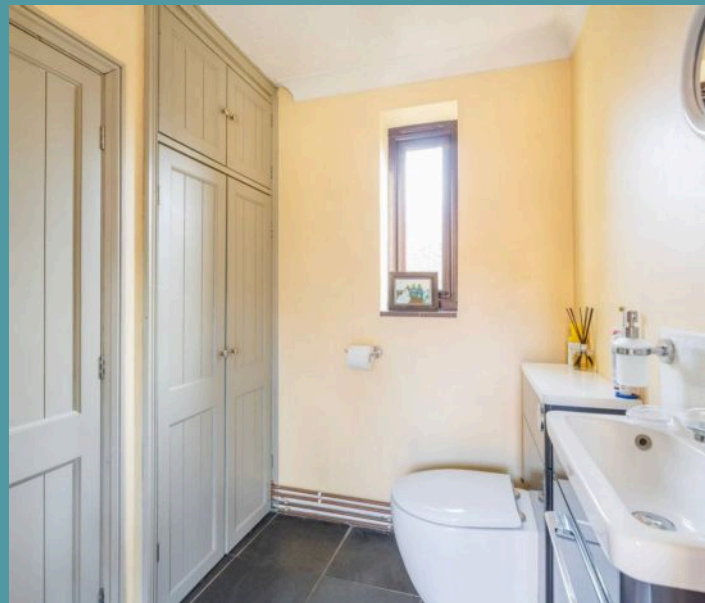


Pampas Back Lane

Lound, Lowestoft

Extending the reception space is an inviting family/dining room, located directly off the kitchen, creating a seamless transition for everyday family living or hosting occasions with loved ones. Complemented by a grand bay window and Italian slate flooring, with plenty of space for your comfortable seating arrangements or a dining set-up. Bi-fold doors open out to the garden, creating an effortless flow between the indoor and outdoor spaces during the summer months.

Ascend the staircase to the first floor, where you will encounter four double bedrooms, each thoughtfully designed with the utmost comfort and privacy. The principal bedroom stands out amongst the rest, flaunting a large dressing room and a private en-suite, adding a luxury yet convenient touch to your everyday routine. Fitted with oak flooring throughout, a high vaulted ceiling with skylights and double doors that open onto a balcony, with a picturesque backdrop of open countryside fields. The remaining bedrooms share a family bathroom, comprising of a three piece suite along with solid oak flooring.





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Outside, you'll discover an sizeable south-facing garden that extends down to the fields at the rear, offering endless possibilities for outdoor activities and enjoyment. A pathway sits alongside a maintained lawn, that passes by a vegetable garden and a greenhouse, suitable for garden enthusiasts or those who enjoy growing fresh produce. The addition of a large outbuilding provides ample amount of storage space for your garden equipment and tools, with the potential to be converted, depending on your own requirements. Overall, it is fully enclosed by manicured hedging to ensure privacy and seclusion whilst enjoying the serene surroundings within your grounds.

Agents notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

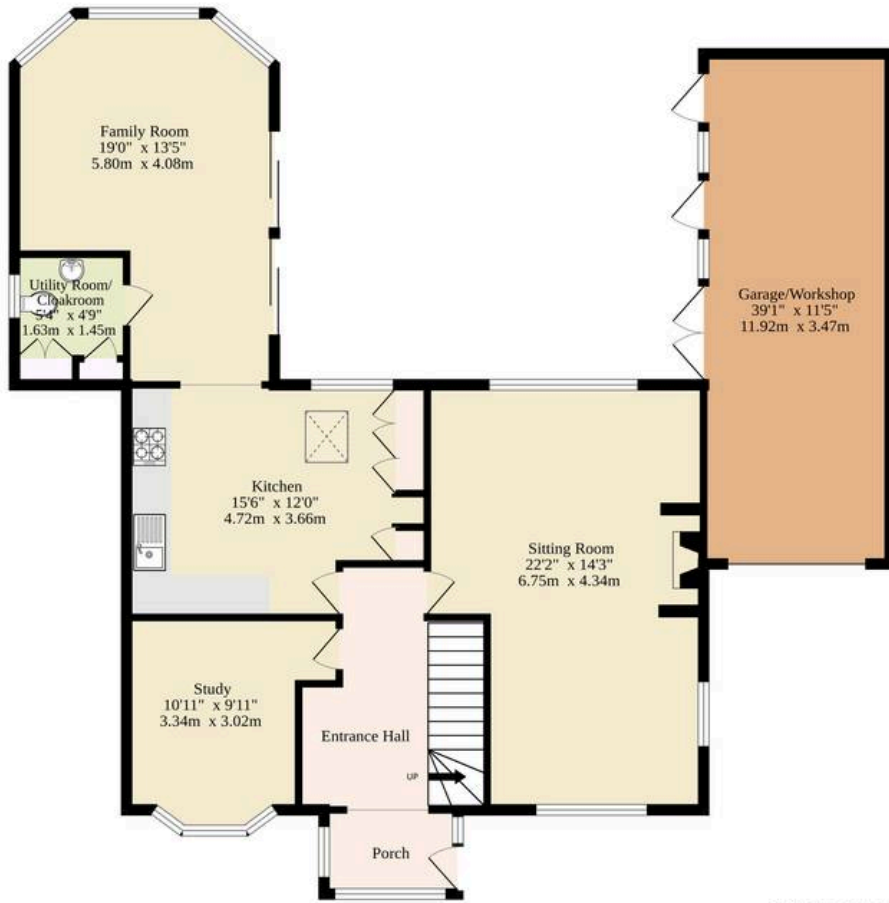
Heating system - Oil central heating.

Solar panels are owned outright by the current occupiers, earning approximately £900 p/a.

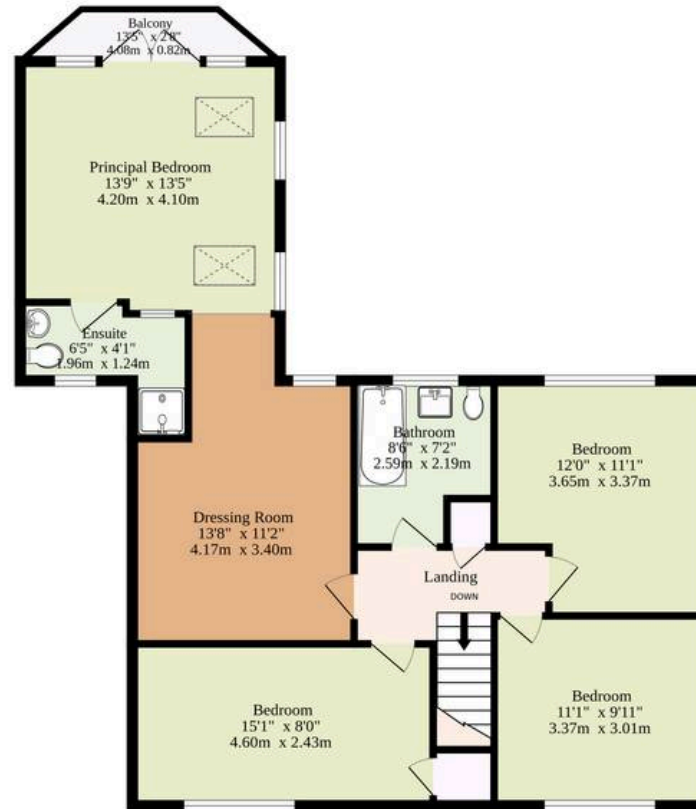
Council Tax Band: E



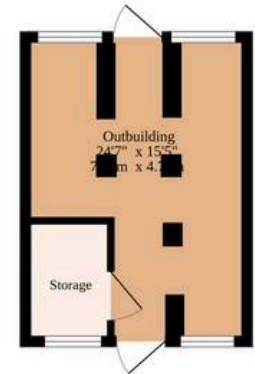
Ground Floor
1480 sq.ft. (137.5 sq.m.) approx.



First Floor
875 sq.ft. (81.3 sq.m.) approx.



Outbuilding
427 sq.ft. (39.7 sq.m.) approx.



Sqft Includes The Garage/Workshop And The Outbuilding

TOTAL FLOOR AREA : 2782 sq.ft. (258.5 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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