



10 Wickfield Close, Blundeston  
£250,000



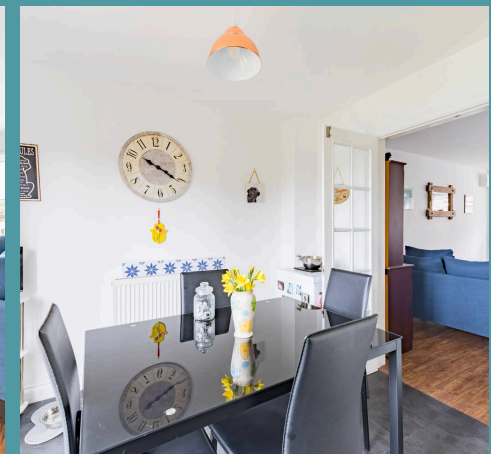
# 10 Wickfield Close

Blundeston, Lowestoft

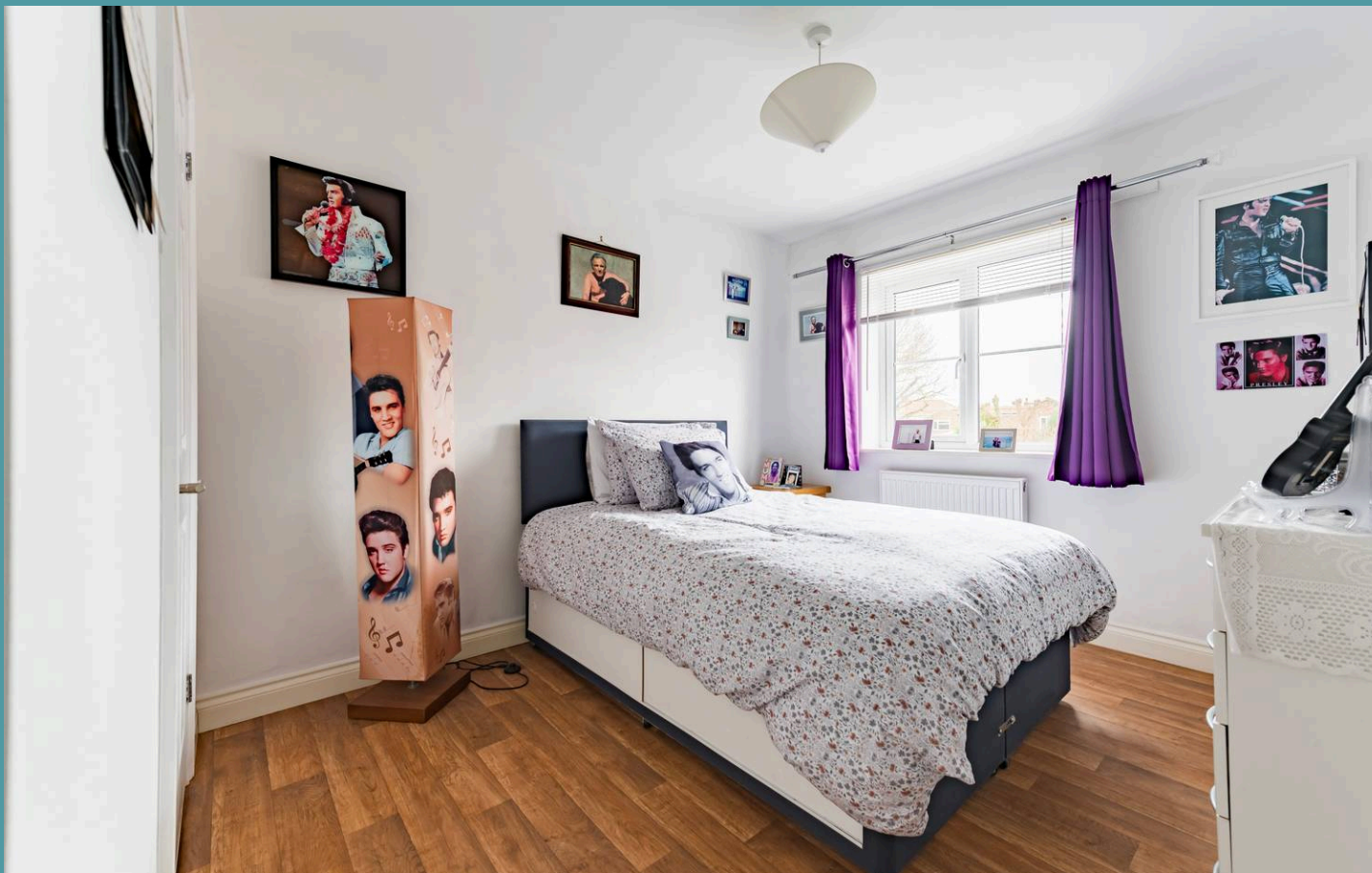
Built in 2014 down a quiet cul-de-sac in the village of Blundeston, is this semi-detached residence that is ideal for first time buyers or for a modern family lifestyle. Highlighting a comfortable sitting room, open-plan kitchen/dining room with modern fixtures and fittings, three bedrooms, an en-suite and bathroom. Complemented by a well-maintained garden and off-road parking. Don't miss the chance to acquire this home and experience contemporary living in a rural village setting.

## Location

Blundeston is a quaint and peaceful village nestled in the picturesque countryside of Suffolk, England. Its semi-rural setting provides residents with a tranquil escape from the hustle and bustle of urban life. The village enjoys a rich historical heritage, including connections to the renowned English writer, Charles Dickens, adding to its cultural appeal. Situated approximately 4½ miles south of Gorleston and just half a mile west of the A47, Blundeston offers convenient access to the nearby seaside towns of Great Yarmouth and Lowestoft allowing residents to easily indulge in coastal adventures. As well as simple transportation to the vibrant City of Norwich, home to a myriad of amenities and the convenience of an international airport. Blundeston presents the perfect blend of serenity and accessibility, making it an ideal destination for those seeking a peaceful village lifestyle with easy connections to nearby urban attractions.





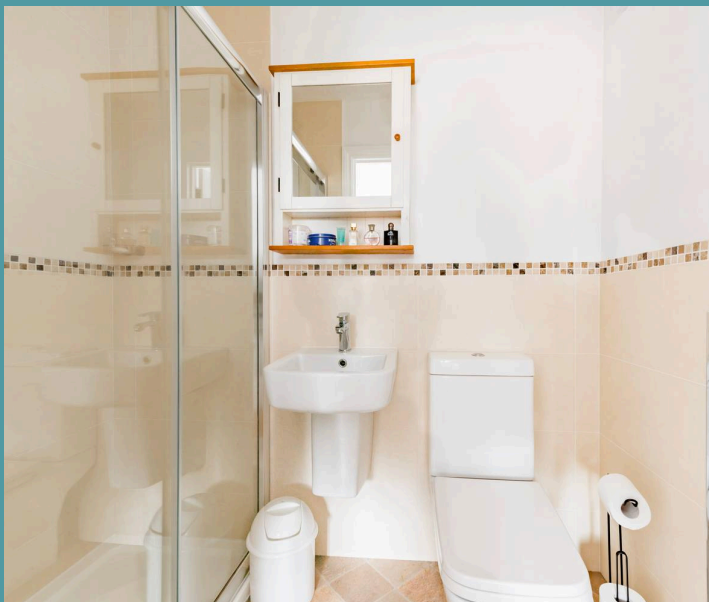


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Upon entering the property, you are greeted by a warm and welcoming atmosphere that flows throughout the interior. The comfortable sitting room serves as a perfect space for relaxation and entertaining, filled an abundance of natural light that creates a refreshing ambience. Moving through to the open-plan kitchen/dining room, enhancing modern fixtures and fittings that cater to the needs of a contemporary lifestyle, providing a seamless blend of style and functionality.

Ascending the stairs, three bedrooms await, with field views at the rear, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch. The remaining bedrooms share a family bathroom, comprising of a three piece suite.



Stepping outside, the well-maintained garden beckons, primarily laid to lawn with a practical storage shed and a decked terrace for your outdoor seating arrangements. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a brick-weave driveway providing off-road parking.





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Blundeston, Lowestoft

### Agents Notes

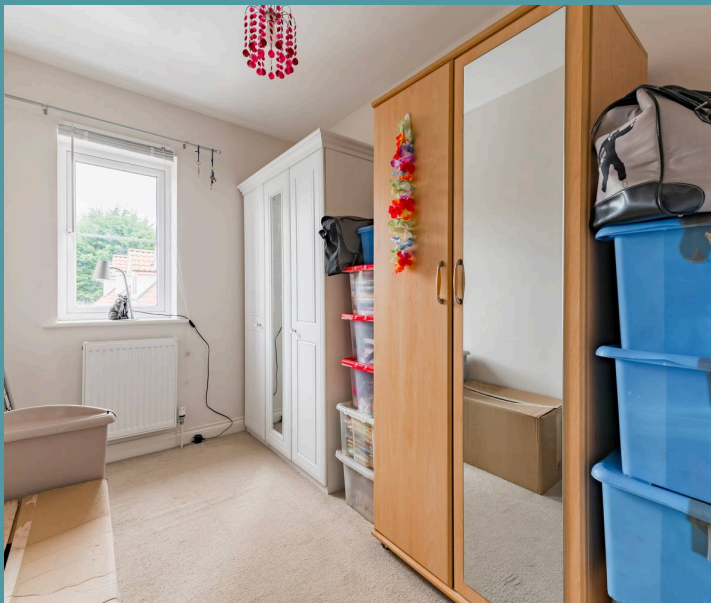
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

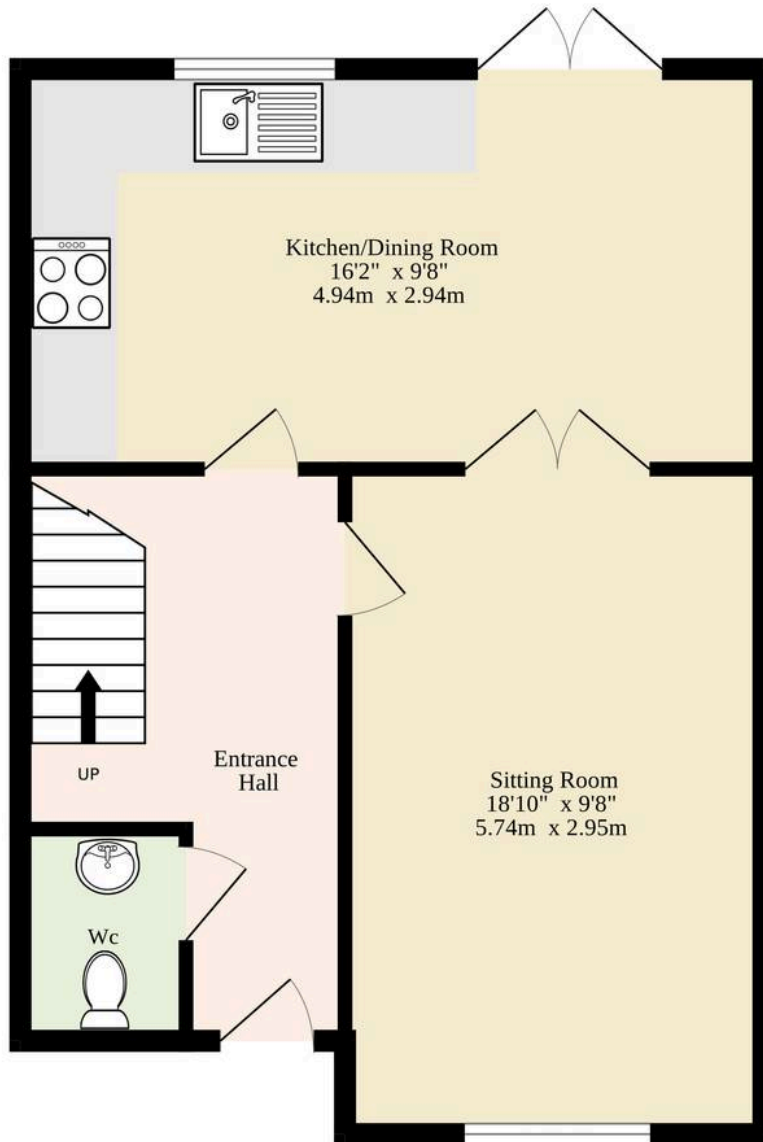
Council Tax Band: C

- Semi-detached residence down a quiet cul-de-sac in the village of Blundeston
- Perfect first home or for a small family looking for a property that requires no renovation work
- Comfortable sitting room for relaxation and entertaining, filled with an abundance of natural light
- Open-plan kitchen/dining room with modern fixtures and fittings
- Three bedrooms with field views at the rear, a private en-suite and a contemporary family bathroom
- Well-maintained garden with a laid to lawn, storage shed and decked terrace, fully enclosed for privacy
- Brick-weave driveway providing off-road parking
- Close proximity to local shops, bus routes, healthcare facilities, schools and the coast

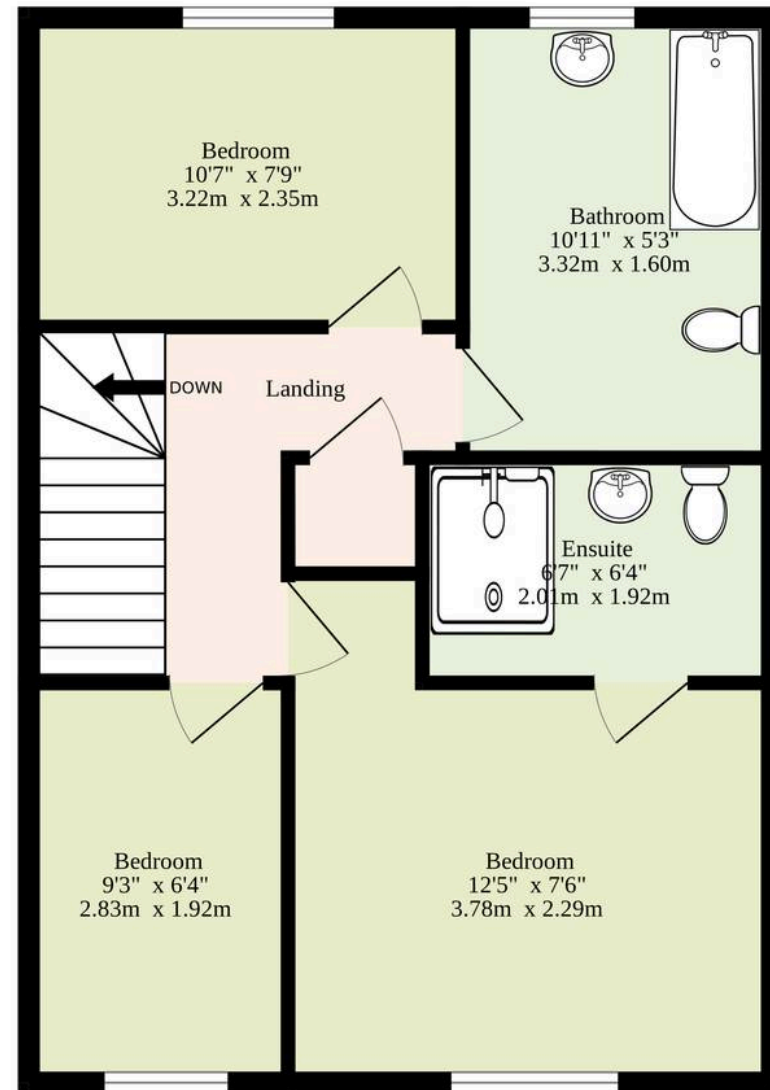




**Ground Floor**  
400 sq.ft. (37.2 sq.m.) approx.



**1st Floor**  
377 sq.ft. (35.0 sq.m.) approx.



**TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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