



Southlea Short Road, Blundeston

Lowestoft



Minors & Brady

# Southlea Short Road

Blundeston, Lowestoft

Embrace village life with this beautifully extended detached residence, set in the heart of Blundeston and overlooking the green. Designed with family living in mind, the home offers a welcoming sitting room with a characterful fireplace and wood burner, a stylish kitchen/breakfast room with garden views, and versatile reception spaces for entertaining or everyday comfort. Four double bedrooms, including a principal suite with dressing room and en-suite, provide ample accommodation, while the private sun-trap garden, driveway parking, and detached garage complete the lifestyle on offer.



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# Southlea Short Road

Blundeston, Lowestoft

- Extended detached residence set in the rural village of Blundeston, in a well-established area that overlooks the green
- Beautifully presented family home, ready for you to adapt to your own preferences and style
- Spacious sitting room accentuated by a brick-built fireplace with an inset wood burner, inviting relaxation and entertaining
- Dining room encouraging intimate family meals and gatherings
- Kitchen/breakfast room equipped with quality cabinetry, an integrated oven, under-counter areas for appliances, a breakfast bar unit and panoramic views of the garden
- A functional utility room for laundry goods and a convenient ground floor WC
- Family bathroom comprising of a modern four-piece suite
- Four double bedrooms, one of which flaunts a private dressing room and an en-suite
- A private, sun-trap garden featuring a large patio, a laid to lawn and a decked terrace for seating arrangements
- A driveway providing off-road parking and a detached garage for storage options



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## Location

Short Road is a quiet residential lane in the Suffolk village of Blundeston, which sits a few miles northwest of Lowestoft and just south of Great Yarmouth. The setting combines a peaceful rural character with the convenience of nearby amenities. The village itself has a small convenience store and post office, along with a traditional pub, village hall, and playing field, giving residents access to everyday essentials and a sense of community.

For families, the well-regarded Blundeston Primary School is within easy reach, while secondary education is available in nearby Lowestoft, which also offers further schools and colleges. Healthcare needs are met locally by GP surgeries in surrounding villages, with more comprehensive facilities including the James Paget University Hospital a short drive away in Gorleston.

Transport links are good for a rural location: regular bus services connect Blundeston with both Lowestoft and Great Yarmouth, providing access to larger town amenities, shopping centres, and rail services. For those travelling by car, the A47 and A12 roads are close by, making Norwich and the Norfolk Broads readily accessible.



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From the moment you step inside through the porch entrance, the sense of space and warmth is immediately apparent. The generous sitting room, with its characterful brick-built fireplace and inset wood burner, creates a natural heart of the home — ideal for cosy evenings or entertaining guests. Flowing from here, the dining room encourages connection and conversation, making it a delightful space for both everyday family meals and special occasions.

The kitchen/breakfast room has been thoughtfully designed, combining style and practicality with quality cabinetry, an integrated oven, under-counter spaces for appliances, and a breakfast bar where morning coffee can be enjoyed. From here, panoramic views of the garden invite the outside in, while the utility room and ground floor WC add convenience to daily routines.

Upstairs, the home continues to impress with four well-proportioned double bedrooms. The principal suite flaunts its own dressing room and modern en-suite, while the remaining bedrooms are equally versatile, easily adapting to the needs of a growing family, home office, or guest space. A family bathroom is located on the ground floor, showcasing a contemporary four-piece suite.



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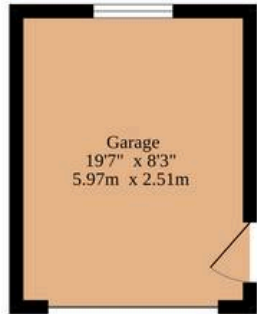
Outside, the lifestyle offering extends further. The private garden has been cleverly arranged to maximise both sunshine and seclusion, featuring a large patio for summer dining, a neatly kept lawn, and a raised decked terrace perfect for evening drinks. The driveway offers off-road parking, complemented by a detached garage for additional storage or workshop potential.

## Agents note

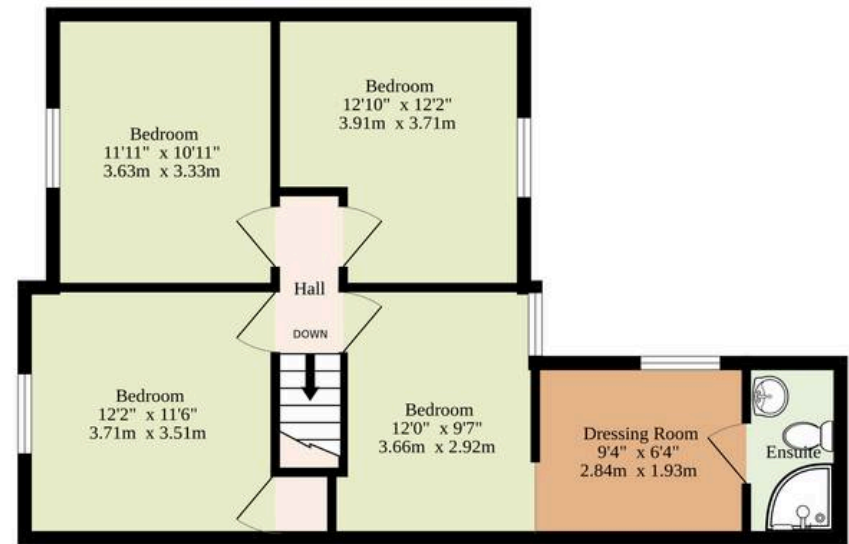
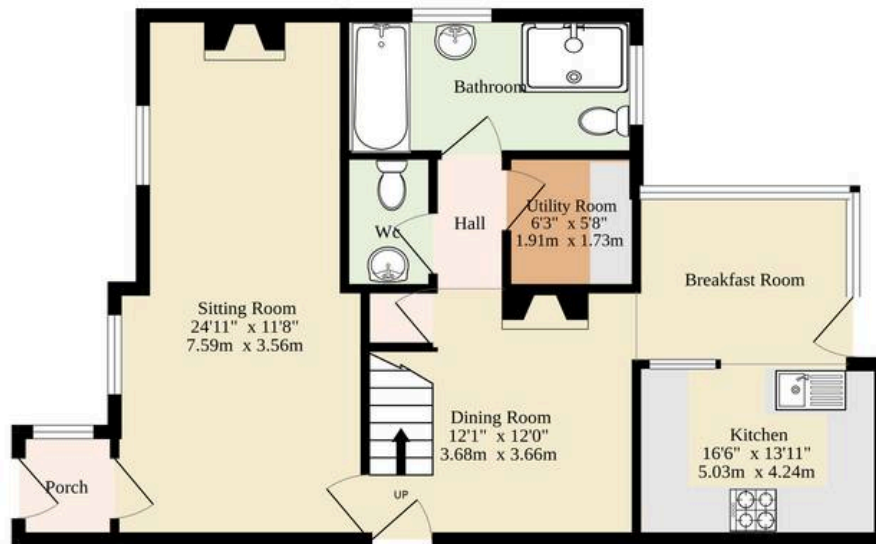
Freehold



**Ground Floor**  
936 sq.ft. (87.0 sq.m.) approx.



**1st Floor**  
657 sq.ft. (61.0 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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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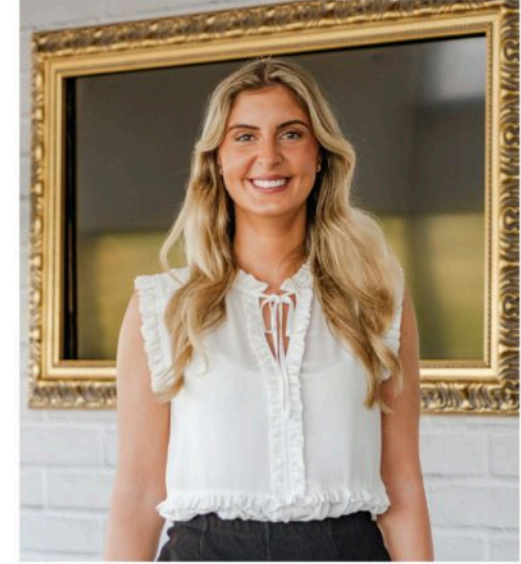
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