



7 Church Road, Blundeston

Lowestoft



Minors & Brady

7 Church Road

Blundeston, Lowestoft

Set in the heart of the picturesque village of Blundeston, this detached home offers a perfect balance of contemporary living and family practicality. With a side extension and loft conversion, it provides generous space across an open-plan kitchen, dining, and living area, five bedrooms, and multiple bathrooms. Outside, a private, well-maintained garden with a decked terrace, brick patio, established shrubbery, and lawn creates an inviting space for relaxation and entertaining, while modern features like underfloor heating and a controlled lighting and sound system enhance everyday comfort.

Location

Blundeston is a quaint and peaceful village in the picturesque countryside of Suffolk. 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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- Detached residence proudly positioned on a corner plot in the quaint village of Blundeston
- Undergone a a side extension and a loft conversion to expand the accommodation, creating the perfect family home
- Open-plan kitchen/dining/living room for an effortless flow during everyday family living and gatherings, accentuated by a contemporary wood burner
- Large bi-fold doors that open out to the garden, suitable for hosting summertime occasions
- Kitchen is equipped with quality cabinetry, granite worktops, a range-style cooker, an integrated fridge/freezer and a functional utility room for laundry appliances
- Five lovely sized bedrooms across the two upper floors, offering comfort and privacy
- Ground-floor shower room, a first-floor family bathroom, a private en-suite and a WC
- Underfloor heating on the ground-floor and a controlled lighting/sound system
- A private, well-maintained garden featuring a decked terrace and a brick patio for seating arrangements, established shrubbery and a laid to lawn
- A driveway providing off-road parking for two vehicles



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Positioned on a prominent corner plot in the charming village of Blundeston, this detached residence exudes character and contemporary appeal. Having been thoughtfully extended to the side and transformed with a loft conversion, the property now offers a versatile and spacious layout, ideal for modern family living.

The home immediately captivates with its kerb appeal: a classic brick exterior paired with striking granite windows and a contemporary front door beneath a pitched porch, inviting you inside. Step through into a welcoming, bright, and airy entrance hall, thoughtfully designed with space to store outdoor wear and greet guests in style.

At the heart of the home, the open-plan kitchen, dining, and living area creates a seamless flow for everyday family life and entertaining. A contemporary wood burner adds warmth and a focal point to the space, while large bi-fold doors connect the interior to the garden, perfect for enjoying summer gatherings or quiet afternoons outdoors. The kitchen is equipped with high-quality cabinetry, granite worktops, a range-style cooker, an integrated fridge/freezer, and a practical utility room, making daily chores effortless.



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Comfort and modern convenience are enhanced with underfloor heating throughout the ground floor and a controlled lighting and sound system, providing both ambiance and functionality.

Upstairs, five well-proportioned bedrooms offer privacy and comfort for family members of all ages. Accommodation is complemented by a ground-floor shower room, a first-floor family bathroom, a private en-suite to the master bedroom and a convenient WC, catering to the needs of a busy household.

Externally, the home benefits from a driveway providing off-road parking for two vehicles and a private, well-maintained garden featuring a decked terrace and a brick patio for seating arrangements, established shrubbery, and a neatly laid lawn, creating the perfect space for outdoor relaxation or entertaining. The garden also includes a practical storage outbuilding and a dedicated bike shed, offering convenient space for tools, equipment, and bicycles.

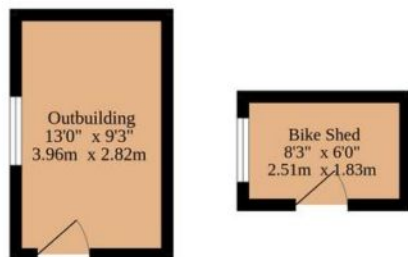
Agents note

Freehold

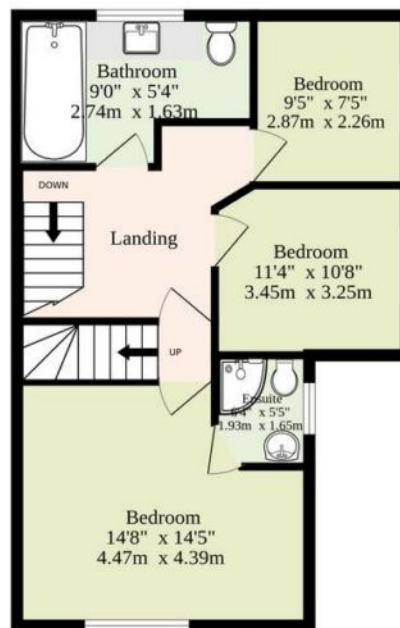
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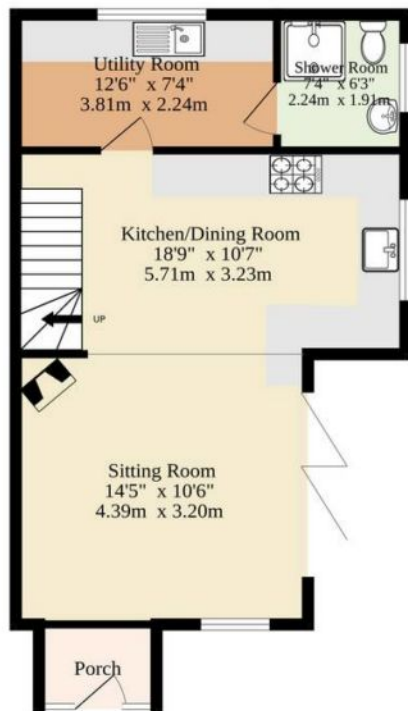
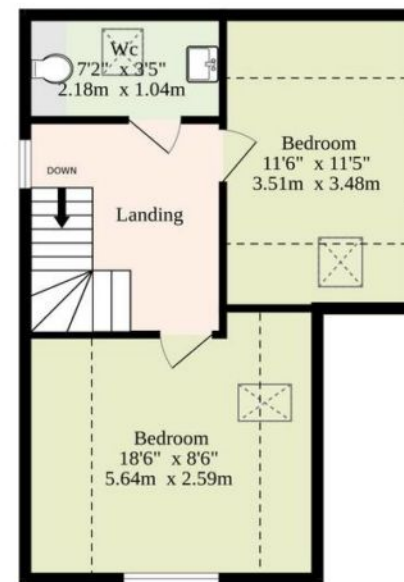
Ground Floor
691 sq.ft. (64.2 sq.m.) approx.



1st Floor
536 sq.ft. (49.8 sq.m.) approx.



2nd Floor
405 sq.ft. (37.6 sq.m.) approx.



Sqft Includes The Outbuildings

TOTAL FLOOR AREA : 1632 sq.ft. (151.6 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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