



Copperfield Hall Lane, Blundeston

Lowestoft



Minors & Brady

# Copperfield Hall Lane

Blundeston, Lowestoft

Imagine waking up in this beautifully extended four-bedroom detached home in Blundeston, where space, light, and comfort are designed around everyday family life. From the welcoming porch and feature brick entrance hall to the double-aspect living room with a cosy wood burner, every room feels bright, flexible, and inviting. At the heart of the home, the open-plan kitchen and dining area, with a bay window and adjoining garden room, offers a natural flow to the garden, ideal for relaxed meals or summer entertaining. Upstairs, four generous double bedrooms include two stylish en-suites and a versatile office space off the landing, while the family bathroom features a freestanding bath, corner shower, and his-and-hers sinks. Outside, expansive gardens provide a patio, decked terrace, sweeping lawn, mature planting, and two timber sheds, complemented by electric gates, a wide driveway, and a double garage. This is a home that offers comfort, style, and practicality, creating the perfect backdrop for everyday life in Suffolk.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Blundeston, Lowestoft

- Proudly positioned on a substantial plot within the quaint village of Blundeston, this detached residence forms an exceptional family home
- Architecturally balanced with a combination of spacious proportions and subtle contemporary detailing, with extended accommodation on the first-floor
- Double-aspect living room providing flexible spaces for relaxation and entertaining, with a cosy wood burner and refined finishes
- Formal dining room with the flexibility to be a home office, a snug or a playroom for children, adapting to your own lifestyle preferences
- Open-plan kitchen and dining area with bespoke cabinetry, a Smeg oven, and a functional utility room for laundry appliances
- Stunning garden room that extends the reception space, whilst offering panoramic views of the garden
- Four double bedrooms offering comfort and privacy, two of which is complemented by brand-new en-suites, featuring high-quality fixtures and fittings
- Off-landing study with Velux windows that flood the space in an abundance of natural light and a family bathroom comprising of a brand-new four-piece suite
- Landscaped gardens extending to the rear, including sweeping lawns, established planting and multiple timber storage sheds
- Secure gated driveway providing off-road parking for up to 10 vehicles and a double garage for storage/workshop use



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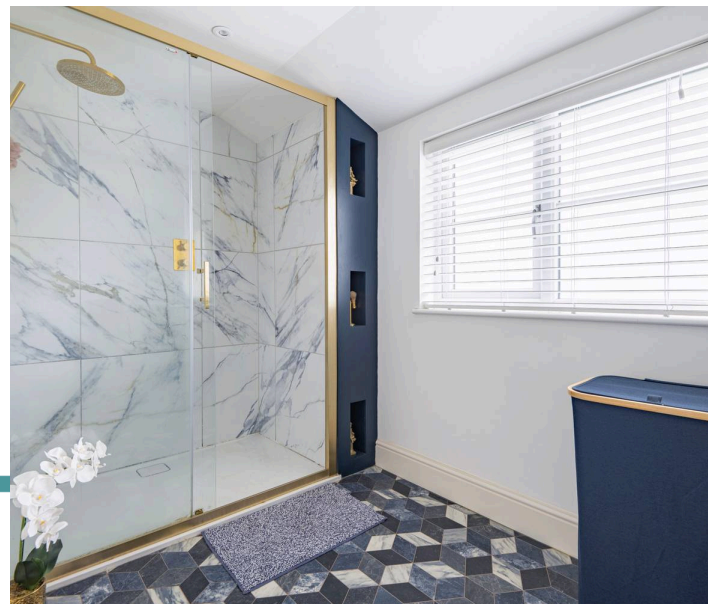
Blundeston, Lowestoft

## Blundeston

Hall Lane is a quiet, primarily residential street in the village of Blundeston, Suffolk, situated in gently rolling countryside just a few miles northwest of Lowestoft. The lane benefits from a peaceful rural setting, with open fields and farmland surrounding much of the village, while a small village green and play park sits opposite, providing a community focal point for families and outdoor activity. Blundeston itself offers essential amenities, including a parish church, village hall, and a traditional pub, giving residents a strong sense of village life without sacrificing convenience.

For everyday shopping, the closest large supermarkets are found in Lowestoft, including a Tesco Superstore on Peto Way/Leisure Way, as well as options like Aldi, Lidl, Asda, and Morrisons, all within a short drive. Families benefit from local education: Blundeston Church of England Primary School is within walking distance, while secondary schools in Lowestoft, such as Benjamin Britten Academy, Ormiston Denes Academy, and East Point Academy, are all easily accessible by car or local bus.

Transport links are practical for a rural location. Regular bus services connect the village to Lowestoft and Great Yarmouth, while the nearby Somerleyton railway station offers connections towards Norwich and beyond. Road access is straightforward via the A47 and A12, making both daily commuting and weekend trips convenient.



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Blundeston, Lowestoft

This four-bedroom detached residence offers spacious and adaptable accommodation across 2,181 sqft, extended to the rear to provide additional first-floor living. The property is bright and inviting throughout, with carefully designed layouts that provide practical and comfortable family living.

A porch entrance provides space for coats and shoes and leads into a welcoming entrance hall with a feature brick wall and a staircase to the first floor, complemented by a convenient WC. The formal dining room offers flexible use as a home office, snug, or children's playroom. The double-aspect living room features a wood burner and provides a comfortable setting for both relaxation and entertaining. New internal bi-fold doors connect the living and dining areas, allowing light to flow freely and creating a practical layout.

At the core of the home is an open-plan kitchen and dining area with modern units, a sink/drain, integrated dishwasher, and a Smeg range oven, with space for a tall fridge/freezer. A separate utility room provides additional storage and laundry facilities. The dining area features a bay window overlooking the garden, with an opening into a garden room, extending the reception space and creating an easy flow between indoor and outdoor areas.



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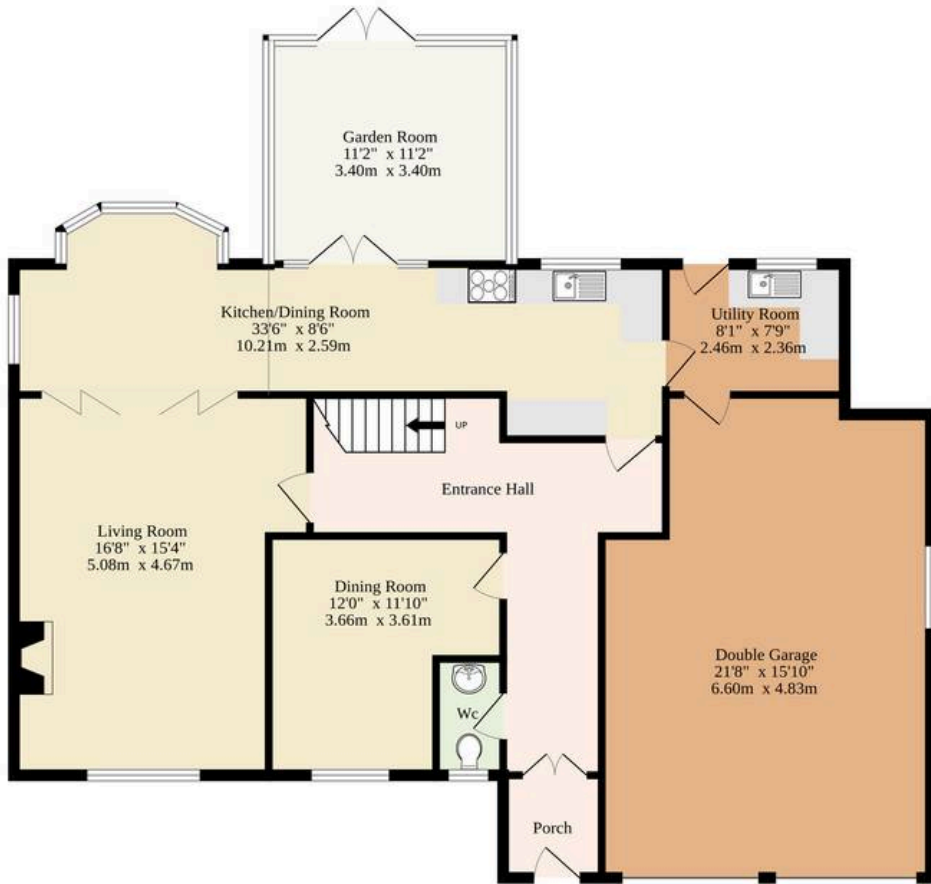
Blundeston, Lowestoft

The first floor comprises four double bedrooms, each with front-facing windows overlooking the park. The rear extension has created two en-suite bathrooms and an office space off the landing, which is enhanced by velux windows. The principal bedroom has a private en-suite with a brand-new walk-in shower, marble wall tiles, gold fittings, patterned navy flooring, a hand wash basin, and a toilet with a sliding door. A second bedroom includes built-in wardrobes and a private en-suite with an L-shaped bathtub, hand wash basin, and toilet. The family bathroom features a four-piece suite, including a freestanding bathtub, corner shower cubicle, his and hers sinks, a toilet, a heated towel rail, and fully tiled walls. The property is set within expansive, well-maintained gardens offering both privacy and versatility. A patio provides an ideal setting for outdoor seating, while a sweeping lawn is bordered by mature beds, tall trees, and hedging. A decked terrace adds further space for relaxation and entertaining, accompanied by two timber storage sheds. The gardens offer ample room for outdoor activities, from children's play to gardening, making this an ideal family home.

Enhancing the property's appeal, electric gates open onto a spacious driveway providing off-road parking for up to 10 vehicles, while a double garage offers additional space for vehicles, storage, or a workshop. Mature hedging around the front of the property ensures privacy and contributes to its strong kerb appeal.



**Ground Floor**  
1236 sq.ft. (114.8 sq.m.) approx.



**1st Floor**  
945 sq.ft. (87.8 sq.m.) approx.



Sqft Includes The Double Garage.

**TOTAL FLOOR AREA : 2181 sq.ft. (202.6 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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