



3 Stephen George Way, Blundeston

Lowestoft



Minors & Brady

## 3 Stephen George Way

Blundeston, Lowestoft

Perfectly placed for those seeking a more considered pace of life without losing touch with everyday convenience, this impressive detached home on the Lakeside development in Blundeston offers a confident blend of space, style and practicality. Built in 2022 by Badger Homes, the 'Blythburgh' design provides over 2,000sqft of well-balanced accommodation, thoughtfully arranged for modern living. From its welcoming entrance hall with underfloor heating and oak detailing, through to the generous open-plan kitchen and dining space and separate living room opening onto the garden, the layout has been designed to feel both flexible and easy to live with. Four well-proportioned bedrooms include a principal suite with en-suite shower room, complemented by a contemporary family bathroom. Outside, the property continues to impress with a landscaped rear garden, detached double garage and ample driveway parking, all set within a well-regarded village location on the edge of Lowestoft, surrounded by countryside yet within easy reach of essential amenities.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating and underfloor heating on the ground-floor.

Boiler is approx. 3.5 years old.



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- Built in 2022 by the esteemed Badger Homes, this exquisite detached residence sits on the beautiful Lakeside development in the highly sought-after village of Blundeston
- Blundeston is located on the outskirts of Lowestoft, benefiting from the open countryside whilst in close proximity to a wealth of essential amenities
- A high-spec 'Blythburgh' build, showcasing over 2,000sqft of immaculate accommodation that can easily adapt to your families lifestyle preferences and interior style
- Kerb appeal with a maintained front garden, a block paved driveway providing off-road parking for multiple vehicles and a detached double garage with lighting and sockets
- Spacious 22ft living room with French doors that open out to the patio terrace, creating a comfortable environment for relaxation and entertaining
- Stunning open-plan kitchen/dining room, equipped with bespoke cabinetry, a 90cm Range cooker, a Butler sink, a full-range of integrated appliances and a utility room
- Flexible study that is suitable for remote working, as a playroom for children or an additional bedroom, along with a convenient ground-floor WC
- Four lovely-sized bedrooms offering the utmost comfort and privacy, including a principal bedroom with a private en-suite shower room
- Landscaped, private rear garden featuring a patio with a pergola, a sweeping lawn, raised planted beds, an outdoor tap and side access into the garage



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### Blundeston

Stephen George Way sits within the Lakeside development in the village of Blundeston, a quiet Suffolk settlement just outside Lowestoft. Blundeston itself is a small, established village with a strong local character, positioned around 3–4 miles north-west of Lowestoft and within easy reach of the Norfolk border and the coast at Corton and Gorleston.

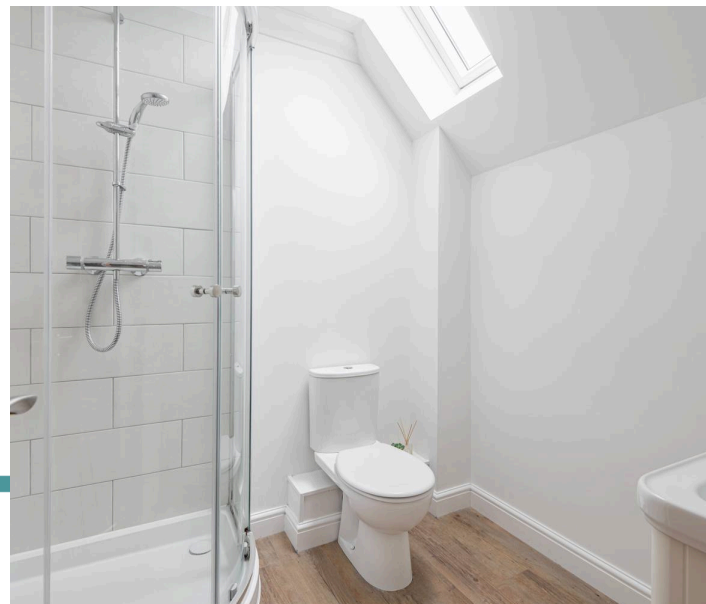
For everyday shopping, the nearest convenience option is a village store in Blundeston, while larger supermarkets are a short drive away in Lowestoft, including Tesco and other main retail parks where you'll find a wider choice of food shopping and high street essentials. Schools are straightforward for families: Blundeston Church of England Primary School is the closest for younger children, and secondary schooling is typically in Lowestoft, with options such as Benjamin Britten Academy, Ormiston Denes Academy and East Point Academy all within a short commute.

Transport links are practical rather than urban. Bus routes connect Blundeston with Lowestoft and Great Yarmouth, and the nearby A47 and A12 corridors give road access towards Norwich, the Broads, and wider Suffolk and Norfolk. The nearest rail connection is at Somerleyton, with services towards Norwich via Lowestoft. This makes commuting possible, but most daily travel is car-led.

In terms of lifestyle, the area leans towards a quieter residential rhythm. You've got coastal access within a short drive, Lowestoft's beaches and dunes are close enough for regular trips, and the Norfolk Broads are also easily reached. At the same time, the village itself retains a more rural pace, with local walks and a close-knit community feel rather than heavy development or busy town-centre activity.

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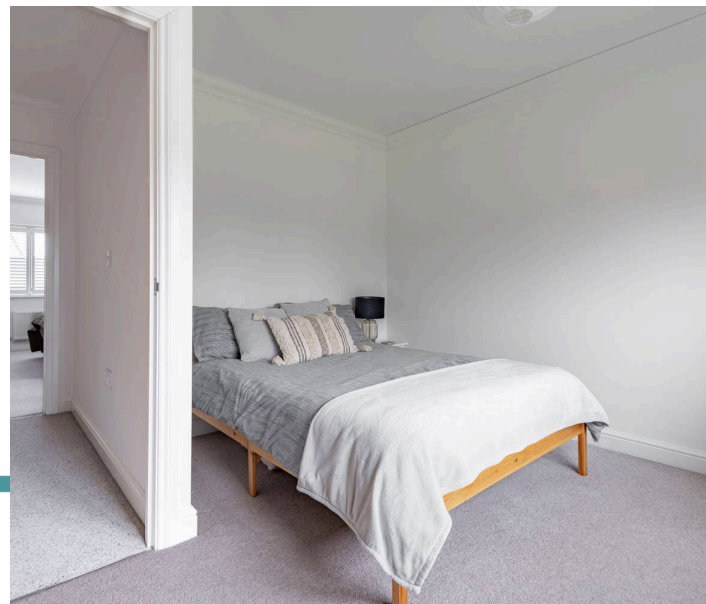
Blundeston, Lowestoft

Built in 2022 by the esteemed Badger Homes, this detached residence sits within the well-regarded Lakeside development in the ever-desirable village of Blundeston. A high-specification 'Blythburgh' design, offering over 2,000sqft of thoughtfully considered accommodation, arranged to suit a range of lifestyles and evolving household needs.

From the moment of arrival, the home presents a strong sense of care and finish, with a neatly maintained front garden, block-paved driveway providing parking for multiple vehicles, and a detached double garage complete with lighting and power.

The entrance hall makes an immediate impression, bright and welcoming, with Karndean flooring underfoot and the comfort of underfloor heating setting a refined tone. Oak-veneered internal doors and a staircase with oak spindles introduce a consistent material palette that runs subtly through the home, giving a sense of cohesion and quiet quality.

At the heart of the home, the open-plan kitchen and dining space has been designed with both everyday living and entertaining in mind. Bespoke cabinetry is complemented by a 90cm range cooker, a double butler sink, and a full suite of integrated appliances including dishwasher and fridge/freezer. A separate utility room provides practical support for laundry and storage, keeping the main space effortlessly streamlined. Internal double doors connect directly through to the living room, allowing the layout to adapt with ease depending on occasion.



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The main living room is a particularly generous space, extending to around 22ft, filled with natural light and opening via French doors onto the rear terrace. This connection to the garden brings a natural ease to the space, particularly during the warmer months, whether used for relaxed evenings or informal gatherings.

A further reception room offers valuable flexibility, currently arranged as a study but equally suited as a playroom or additional bedroom if required. A ground-floor WC completes the downstairs accommodation.

Upstairs, four well-proportioned bedrooms continue the sense of space and comfort. The principal bedroom benefits from a contemporary en-suite shower room finished with a modern three-piece suite, providing a well-considered private facility. The remaining bedrooms are served by a stylish family bathroom, fitted with a four-piece suite including bath, separate shower enclosure, wash basin and WC, along with a heated towel rail for added comfort.

Externally, the rear garden has been carefully landscaped to create a private outdoor setting with year-round appeal. A paved patio area with pergola provides a defined space for outdoor dining, leading onto a sweeping lawn bordered by raised planting beds. A side access leads conveniently to the garage, with additional benefits including an outdoor tap.

This is a home that has been designed with everyday living at its core, offering well-balanced accommodation, quality finishes, and a setting that feels both established and connected, all within one of Blundeston's most desirable modern developments.

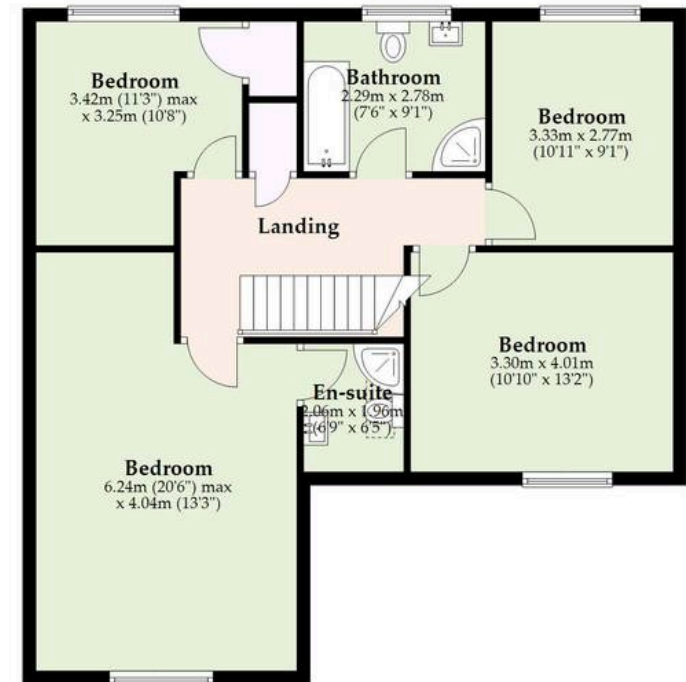
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**Ground Floor**  
 Approx. 114.6 sq. metres (1233.8 sq. feet)



**First Floor**  
 Approx. 80.4 sq. metres (865.9 sq. feet)



Total area: approx. 195.1 sq. metres (2099.6 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

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