



Hawthorns Church Road, Blundeston

Minors & Brady



Hawthorns Church Road

Blundeston, Lowestoft

Enjoying an enviable position overlooking open countryside fields, this detached bungalow offers a wonderful opportunity to embrace village living in the sought-after location of Blundeston. Offering spacious and versatile single-storey accommodation, the property is ideal for those looking to downsize, purchasers seeking the practicality of a bungalow, or buyers wishing to modernise and add their own stamp. With generous living spaces, three bedrooms, a private rear garden, ample off-road parking and a garage, this appealing home enjoys a peaceful setting while providing excellent potential for the next owner to create a long-term residence tailored to their needs.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

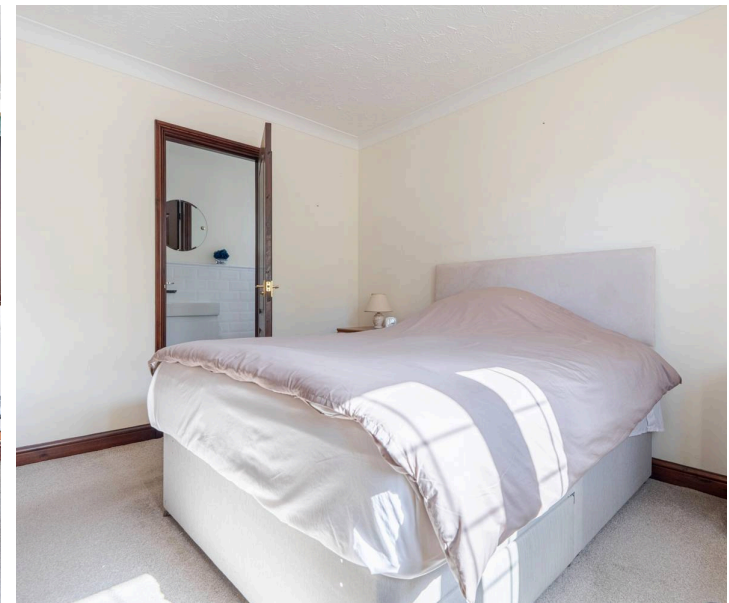




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- Detached bungalow overlooking scenic countryside fields in the sought-after village of Blundeston
- Suitable choice for someone looking to downsize, if you require a single-level layout or a property with the potential to modernise
- Brand-new consumer unit installed
- Spacious living room with internal sliding doors that open into the large conservatory, offering panoramic views of the garden and fields beyond
- Kitchen fitted with a range of cabinetry, a freestanding oven and areas for your appliances, with the potential to re-configure
- Three bedrooms, one of which benefits from a private en-suite shower room, whilst the second bedroom benefits from a built-in wardrobe
- Bathroom comprising of a classic three-piece suite
- A private, generous-size garden featuring a patio for outdoor seating, a maintained lawn and a large timber shed/workshop
- Shingle driveway providing ample off-road parking, with gated access down to a single garage
- Easy access to village amenities, with a wider range of shops, education options and transport links found in the nearby town of Lowestoft



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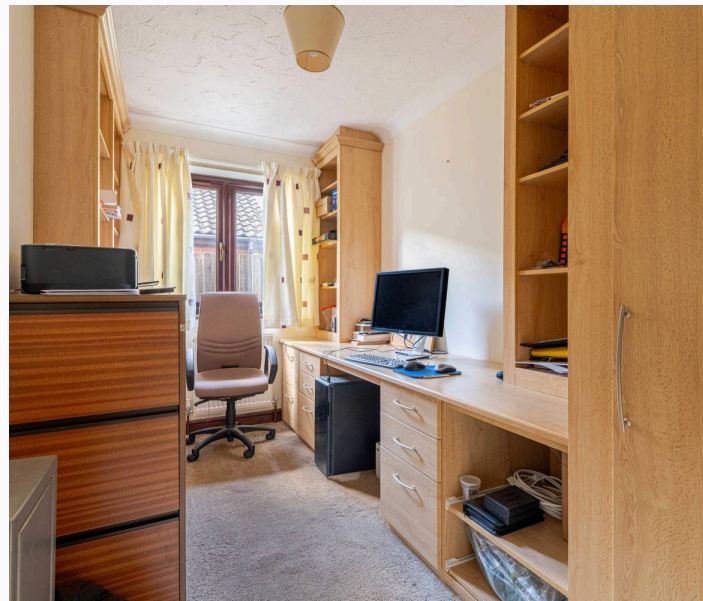
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The property is entered via a practical porch, which provides a useful space for coats and footwear before opening into a welcoming entrance hall. Centrally positioned, the hall provides access to the principal accommodation and creates an inviting first impression upon arrival.

The spacious sitting room is a light-filled and comfortable reception space, perfectly suited to both everyday living and entertaining. Large windows allow natural light to pour into the room, creating a bright and airy atmosphere throughout the day. A particular feature of this room is the set of internal sliding doors that open into the conservatory, enabling both spaces to be used independently or together when hosting family and guests.

Beyond the sitting room, the substantial conservatory enjoys wonderful panoramic views across the rear garden and the open fields beyond. Flooded with natural light, this versatile room provides an excellent setting for relaxation, reading or dining, whilst offering a constant connection to the surrounding landscape. The outlook enhances the feeling of space and privacy, creating a pleasant environment to enjoy throughout the year.



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The kitchen is fitted with a range of cabinetry providing ample storage, together with a freestanding oven and designated areas for additional appliances. Offering practical day-to-day functionality, the room also presents exciting potential for reconfiguration and refurbishment. Subject to individual requirements, there is scope to create a more contemporary arrangement that could form the heart of the home, making it perfectly suited to modern living while capitalising on the property's existing proportions.

The bungalow offers three well-proportioned bedrooms, each providing flexibility for a variety of needs. The principal bedroom benefits from the convenience of a private en-suite shower room, adding an extra level of comfort and practicality.

The second bedroom is a generous double room and is enhanced by a built-in wardrobe, providing valuable storage while maximising usable floor space.

The third bedroom is particularly versatile and could be adapted to suit a range of lifestyles. Whether utilised as a guest bedroom, home office, dressing room or nursery, this adaptable space offers buyers the flexibility to accommodate changing requirements over time.

Serving the remaining accommodation is the family bathroom, which comprises a classic three-piece suite. Functional and well-presented, the room offers all the essentials for everyday use whilst also providing an opportunity for enhancement should a purchaser wish to update the property to their own specification.

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Outside, the generous rear garden is a notable feature of the home. Designed for both enjoyment and practicality, it includes a patio area ideal for outdoor seating, creating an excellent space for entertaining during the warmer months. The maintained lawn extends beyond, backing onto open countryside, enjoying a highly attractive outlook that enhances the property's appeal and sense of privacy.

A substantial timber shed/workshop further complements the outdoor space, providing excellent storage facilities as well as potential for hobbies, projects or general household use.

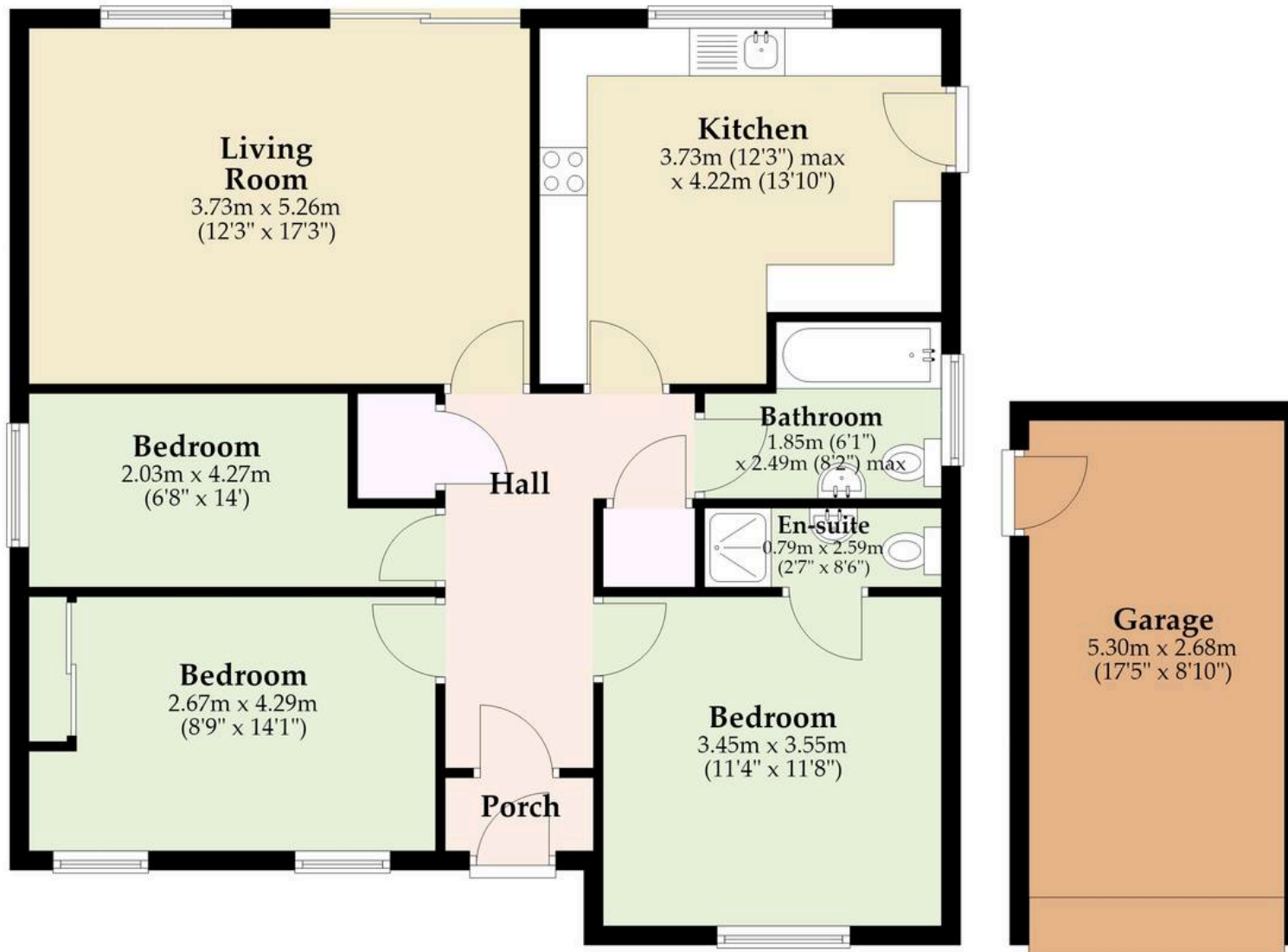
To the front, a sizeable shingle driveway provides ample off-road parking for multiple vehicles. Gated access extends alongside the property and leads to a single garage, offering additional parking, storage or workshop space as required.



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Ground Floor

Approx. 99.7 sq. metres (1073.1 sq. feet)



Total area: approx. 99.7 sq. metres (1073.1 sq. feet)

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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.

Plan produced using PlanUp.

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