

17 Lakeside Rise, Blundeston

£260,000 Freehold

Experience comfortable living and a contemporary interior in this 3-bedroom semi-detached home, perfectly suited to the busy family lifestyle. Located in close proximity to local amenities and natural surroundings, this immaculately presented family home offers a blend of space, style, and practicality, catering to the needs and desires of discerning buyers seeking their dream home.

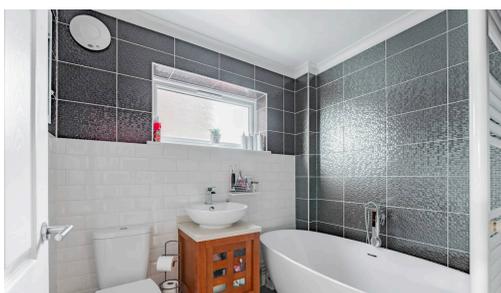
Location

Nestled in the picturesque village of Blundeston, Lakeside Rise offers a perfect blend of countryside tranquillity and convenient access to nearby amenities. Blundeston, famed as the birthplace of Charles Dickens' *David Copperfield*, boasts a charming community feel with a local pub, village shop, and well-regarded primary school. The property is just a short drive from the vibrant coastal town of Lowestoft, providing beautiful sandy beaches, a bustling town centre, and excellent transport links, including direct trains to Norwich and London. Nature lovers will appreciate the scenic surroundings, with peaceful walking trails and the nearby Fritton Lake offering outdoor activities. This sought-after location combines rural charm with modern convenience, making it an ideal choice for families and professionals alike.



Lakeside Rise

As you approach the property, you are greeted by a large open green area that not only provides a sense of privacy from neighbouring houses but also a communal space for residents to enjoy within this vibrant village community.



Upon entering, the inviting entrance hall leads to a bright and modern sitting room featuring a multi-fuel burner, perfect for cosy evenings in. Adjoining the sitting room is a versatile conservatory, ideal for use as a dining room, which opens up to the rear garden. The ground floor also includes a well-equipped kitchen with high-quality fixtures, integrated appliances, and access to the rear garden and a family bathroom.

Ascending the newly carpeted stairway, you will find three generously sized double bedrooms off the landing. The main bedroom includes built-in wardrobe space for added convenience. Additionally, there is a family shower room with storage and a separate cloakroom on this floor, ensuring practicality and functionality for every-day living.

Outside, the property features a south-facing garden with a newly laid lawn, perfect for outdoor entertaining. A newly installed patio provides ample seating space for social gatherings, along with external power outlets and an outdoor tap. The property benefits from off-road parking facilities including a driveway and a garage, ensuring convenience for vehicle owners.

Additional features of this property include full loft insulation with raised boards, a combi boiler, cavity wall insulation.

AGENTS NOTES

We understand that this property is freehold, connected to all main services.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

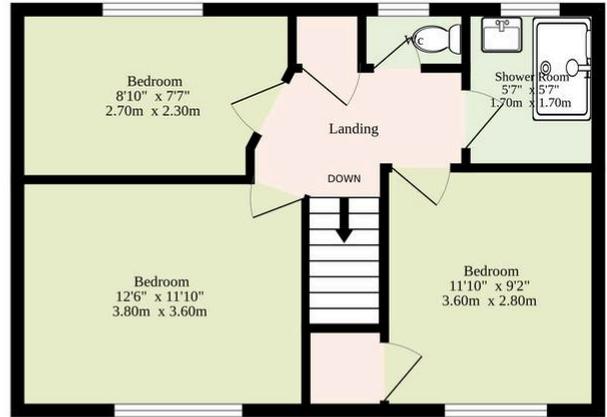
EPC Environmental Impact Rating:



Ground Floor
542 sq.ft. (50.4 sq.m.) approx.



1st Floor
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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