



Wissett Way, Lowestoft

Offers In Excess Of £175,000 Freehold

Energy Efficiency Rating : C

- ✓ Mid Terrace Home
- ✓ Popular Residential Location
- ✓ Sitting Room & Study
- ✓ Kitchen/Diner
- ✓ Conservatory
- ✓ Three Ample Bedrooms
- ✓ Well Fitted Family Bathroom
- ✓ Private Enclosed Rear Garden

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This well presented THREE BEDROOM MID-TERRACE is situated on a CUL-DE-SAC within the popular location of North Lowestoft, and is within walking distance of local shops, a doctors surgery, schools and bus routes providing direct access to Lowestoft Town Centre. The property itself offers FLEXIBLE and SPACIOUS living accommodation to include an entrance hall, sitting room, open plan kitchen/diner, study room and conservatory all on the ground floor. On the first floor you will find THREE AMPLE BEDROOMS, two of which have built in WARDROBES, and a well fitted family bathroom. Outside there is a NON-OVERLOOKED fully enclosed rear garden and on-street parking to the front. The property benefits from a recently fitted GAS FIRED CENTRAL HEATING BOILER and uPVC double glazing. The property would make an ideal first time buy or buy to let investment.

LOCATION

Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

DIRECTIONS

You may wish to use your Sat-Nav (NR32 4DU), but to help you... upon entering Lowestoft on the a47/Yarmouth Road, head straight over at the roundabout passing Tesco on your left-hand side, continue to follow the road turning left at the Church onto Hollingsworth Road and then right onto Spashett Road. Turn right onto Westhall Road and then right onto Wissett Way where the property can be found on the left-hand side indicated by our for sale board.

Approached via a front lawn and paved pathway leading to the main entrance door.

uPVC double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, built-in storage cupboard, coved ceiling, doors to:

STUDY

6' 10" x 5' 7" (2.08m x 1.7m) Wood effect flooring, uPVC double glazed window to front, range of built-in office furniture, coved ceiling.

SITTING ROOM

13' 10" x 10' 6" (4.22m x 3.2m) Wood effect flooring, radiator, uPVC double glazed window to front, television point, coved ceiling.

KITCHEN/DINING ROOM

19' 8" x 7' 7" (5.99m x 2.31m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker, and extractor fan over, space for fridge, space for washing machine, space for dining table, tiled effect flooring, radiator, uPVC double glazed window to rear, uPVC double glazed sliding patio door to rear, coved ceiling, door to;

CONSERVATORY

10' x 6' 4" (3.05m x 1.93m) Tiled flooring, wall mounted electric heater, uPVC double glazed window to side, uPVC double glazed window to rear and side, uPVC double glazed French doors to rear garden, polycarbonate roof.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, coved ceiling, with loft access hatch, doors to.

BEDROOM

9' 7" x 6' 11" (2.92m x 2.11m) Wood effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

DOUBLE BEDROOM

11' 9" x 9' 10" (3.58m x 3m) Wood effect flooring, radiator, uPVC double glazed window to front, built-in double wardrobe, coved ceiling.

DOUBLE BEDROOM

9' 10" x 7' 9" (3m x 2.36m) Wood effect flooring, radiator, uPVC double glazed window to rear, cupboard housing wall mounted gas fired boiler, coved ceiling.

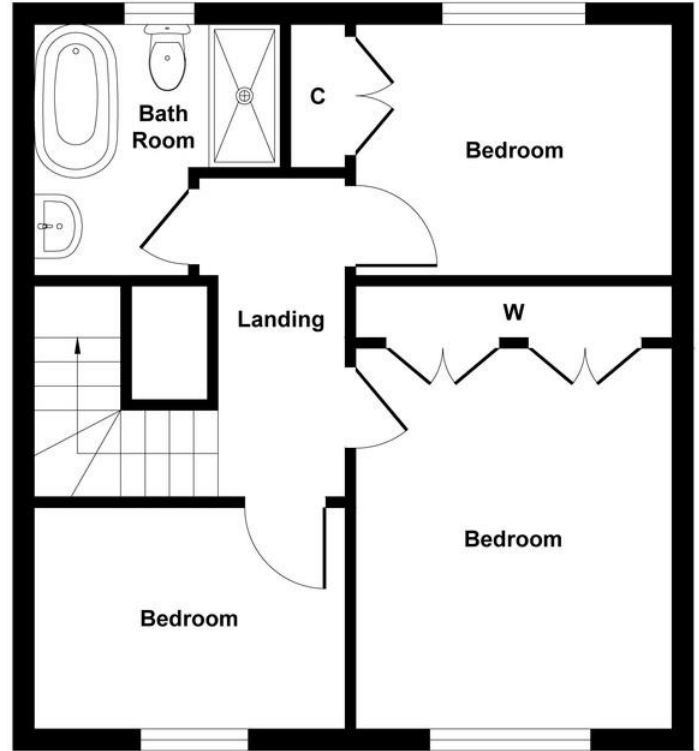
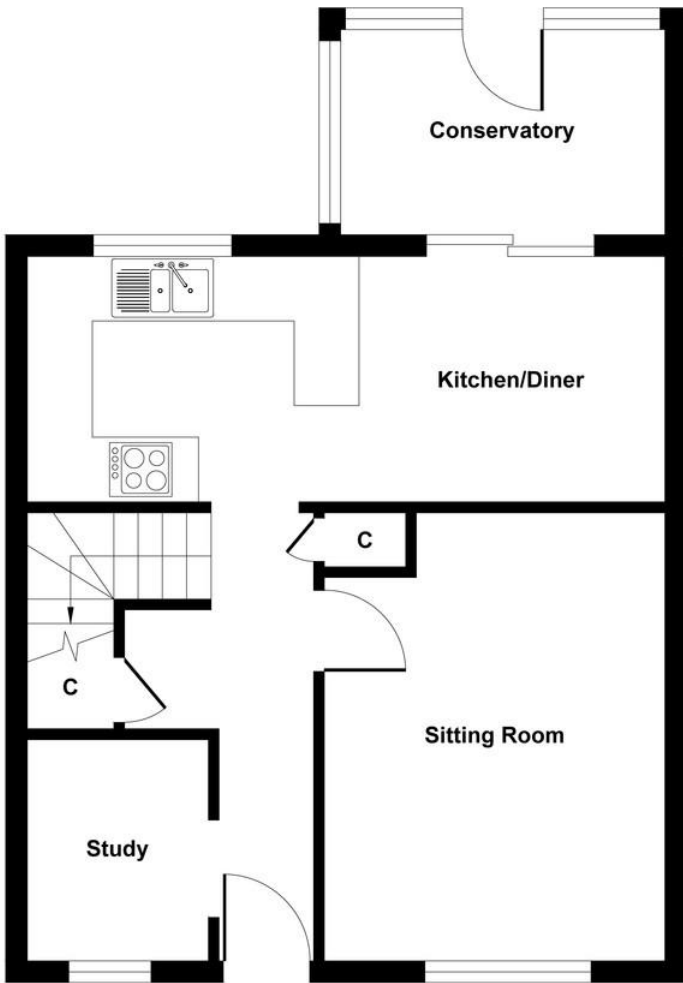
FAMILY BATHROOM

7' 7" x 7' 7" (2.31m x 2.31m) Four piece suite comprising, low level W.C, pedestal hand wash basin and mixer tap over, panelled bath shower cubicle with electric shower, tiled walls, tiled flooring, heated towel rail, obscure uPVC double glazed window to rear, smooth ceiling with recessed spotlights.

OUTSIDE REAR

The enclosed rear garden is laid to lawn with patio and terrace areas ideal for outside entertaining. There is also a raised bed for planting and a garden shed. The garden is fully enclosed with timber fencing.





Ground Floor
 Approximate Floor Area
 427 sq. ft
 (39.66 sq. m)

First Floor
 Approximate Floor Area
 427 sq. ft
 (39.66 sq. m)

Approx. Gross Internal Floor Area 854 sq. ft / 79.32 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Centralised Hub:

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP

01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk

starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson. Company Registration Number 10386501
 Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
 VAT Registration Number 253 994 172