

Jenkins Green, Lowestoft

Guide Price £325,000 - £350,000 Freehold

Energy Efficiency Rating : D

- ✓ Well Presented Detached Family Home
- ✓ Highly Sought After Location
- ✓ Prominent Corner Plot Position
- ✓ Off Road Parking to Front & Rear
- ✓ Single Garage to Rear
- ✓ Open Plan Kitchen/Dining Room
- ✓ Conservatory/Garden Room
- ✓ Utility Room & Cloakroom

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

**STARKINGS
&
WATSON**



A WELL PRESENTED DETACHED FAMILY HOME occupying a prominent corner plot position in this sought after modern development, OFFERING SPACIOUS and VERSATILE ACCOMMODATION. With a GARAGE and DRIVEWAY to front and rear, along with a SINGLE GARAGE. Internally, the entrance hall leads to the cloakroom, spacious sitting room, OPEN PLAN KITCHEN/DINING ROOM - with separate utility room, and a SUPERB CONSERVATORY which overlooks the rear gardens. The first floor benefits from a main bedroom with EN SUITE SHOWER ROOM, two further well proportioned bedrooms and a family bathroom with a white suite. Finished with double glazing, gas central heating and well maintained and tended lawned gardens with a timber storage shed.

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 4WX), but to help you...from the Yarmouth Road (A47) turn right onto Millennium Way (A1117) and at the following roundabout take the first exit onto Bentley Drive then turn right onto Johnson Way and then right onto Jenkins Green where the property can be found on the left hand side.

The property is approached via a well maintained front garden with brick weave path leading to the main property.

Part glazed composite entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, thermostat heating control, stairs to first floor landing, smooth coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to side, smooth coved ceiling.

SITTING ROOM

12' 10" x 10' 8" Max (3.91m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, smooth coved ceiling.



KITCHEN/DINING ROOM

18' 8" x 10' 10" (5.69m x 3.3m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric double oven with stainless steel splash back and extractor fan over, space for dishwasher, space for dining table, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed sliding patio door to rear, television point, smooth coved ceiling with recessed spotlights, opening and door to:

UTILITY ROOM

6' 6" x 5' 3" (1.98m x 1.6m) Fitted range of base level units with space for washing machine, tiled flooring, radiator, double glazed door to side, wall mounted gas fired central heating boiler, smooth coved ceiling with recessed spotlights.

CONSERVATORY

12' 8" x 9' 2" (3.86m x 2.79m) Tiled flooring, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed French doors to side, television point.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to side, built-in storage cupboard, smooth coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' 10" x 11' (3.61m x 3.35m) Fitted carpet, radiator, uPVC double glazed window to front, television point, range of built-in bedroom furniture, smooth coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, wall mounted vanity mirror, tiled flooring, vertical radiator, uPVC obscure double glazed window to front, smooth coved ceiling with extractor fan.

DOUBLE BEDROOM

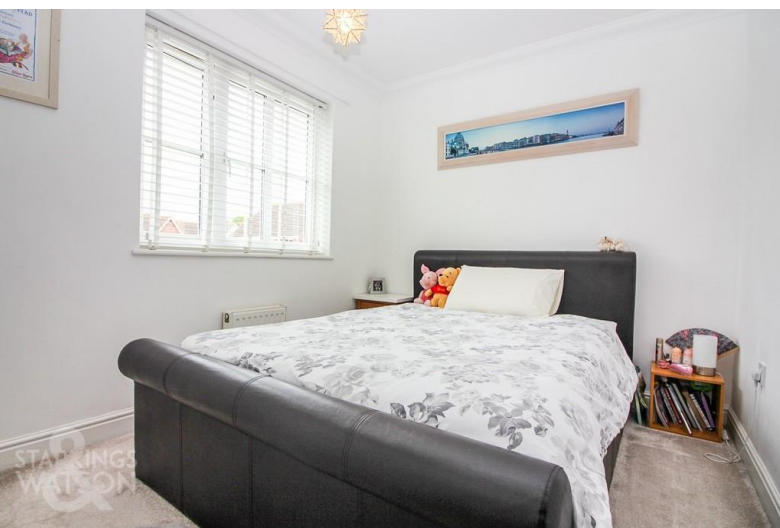
8' 1" x 7' 11" (2.46m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to rear, telephone point, built-in storage cupboard, smooth coved ceiling.

DOUBLE BEDROOM

10' 4" x 7' 11" Max (3.15m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in storage cupboard, smooth coved ceiling

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled walls, shaver point, extractor fan, tiled flooring, radiator, uPVC obscure double glazed window to side, smooth coved ceiling.







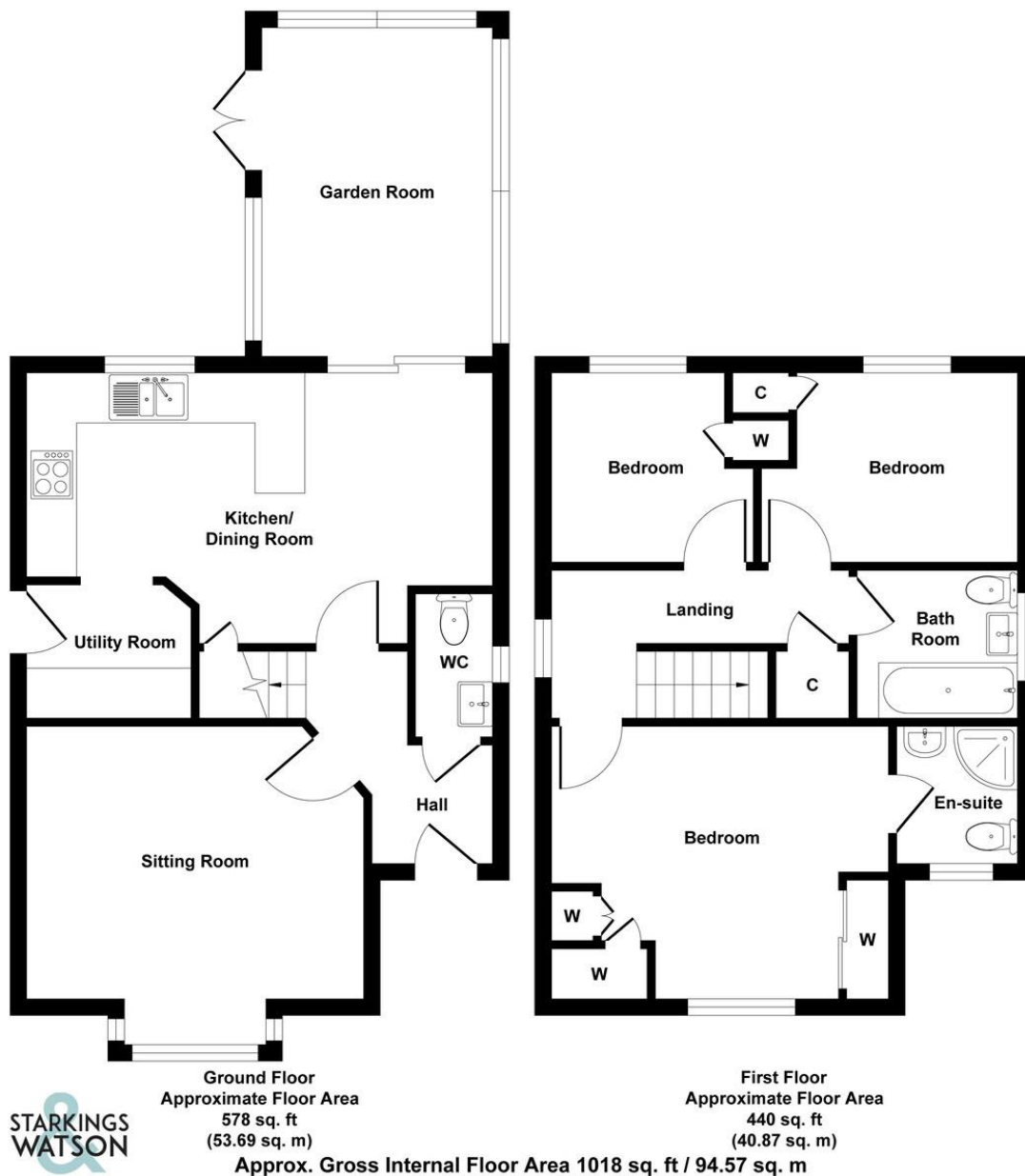
OUTSIDE

To the outside of the property you will find a fully landscaped garden with lawned space, hard standing pathways and mature borders, designed to be low maintenance in mind. Off road parking is provided, both to the front and rear of the property with the rear driveway also leading to the single brick built garage.

GARAGE

17' 1" x 8' 6" (5.21m x 2.59m) Electric up and over door to front, door to side, storage above, power and lighting.





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