

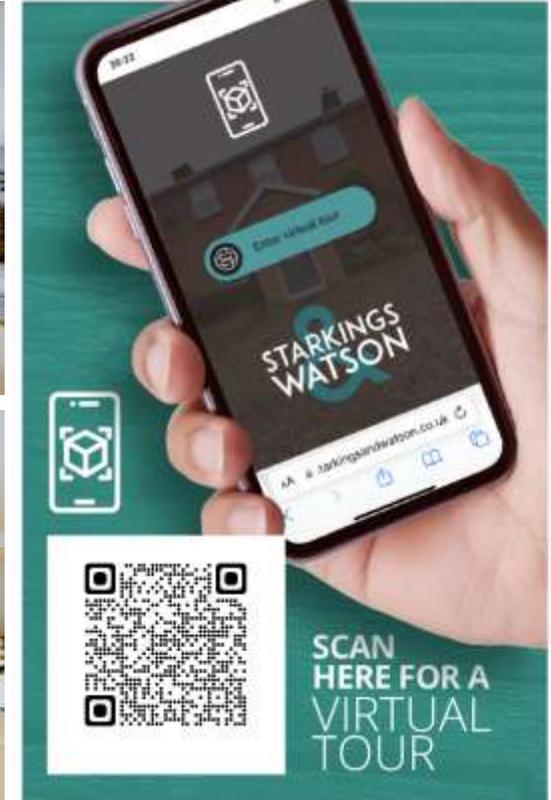
STANSFIELD CLOSE

**Lowestoft NR33 9AE**

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

**FOR SALE**  
**PROPERTY**



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**STARKINGS**  
**WATSON**

- Semi-Detached Bungalow
- Extended & Improved
- Presented In Fantastic Order
- Three Ample Bedrooms
- Newly Fitted En-Suite & Family Bathroom
- Large Extended Reception with Wood Burner
- Kitchen/Dining Room & Utility
- Generous Garden & Driveway Parking

#### IN SUMMARY

This SEMI-DETACHED bungalow situated on a QUIET CUL-DE-SAC has been cleverly EXTENDED to the rear and improved CONSIDERABLY by the current owners. The bungalow now offers GENEROUS ACCOMMODATION in the region of 1100 Sq. ft (stms), to include THREE AMPLE BEDROOMS, an EN-SUITE shower room, family bathroom, large double sized main reception room with bay window and WOOD BURNER and kitchen/dining room with separate utility space, whilst the kitchen opens onto the garden. Externally you will find IMPRESSIVE, PRIVATE and SUNNY REAR GARDENS - with plenty of space to enjoy all year round, as well as generous DRIVEWAY PARKING TO THE FRONT. The property is finished with uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING.

#### SETTING THE SCENE

The property is approached from the cul-de-sac onto a generous shingled driveway to the front and side, with paving to the front leading to the main entrance door. There is a secure gated access to the side

leading to the rear garden.

#### THE GRAND TOUR

Entering the bungalow from the main front entrance door into the central hallway, there is wood effect flooring and the loft access hatch. To the right there is a comfortable double bedroom and adjacent there is the third bedroom. The main double bedroom is on the opposite side of the hallway and benefits from an en-suite shower room with double walk-in rainfall shower. The main family bathroom is fully tiled with a separate bath and shower with rainfall shower. The impressive double sized sitting/dining room is a lovely space overlooking the rear garden with wood effect flooring, vertical radiators, a free-standing wood burner and bay window to the rear. There are then double internal doors leading into the kitchen/dining room. The kitchen has ample cupboard storage and wood effect work surfaces with integrated double eye level electric oven, gas hob and extractor fan, plus an integrated dishwasher. There is then space for a table and chairs, and double doors leading out to the rear garden. To the corner of the kitchen there is a hidden utility area with a door to the side, space for white goods and the gas fired central heating boiler.

#### THE GREAT OUTDOORS

The generously sized rear garden has a southerly facing element and offers plenty of space to be enjoyed all year. The garden also offers a good degree of privacy, as well as a large paved patio leading directly from the bungalow, a raised seating area with artificial lawn, generous lawns with a paved



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pathway leading to the end of the garden with a timber shed. The garden is enclosed with timber fencing and has a shingled side area which leads via a secure gate to the frontage.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR33 9AE

What3Words : ///guess.logic.vote

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The property has been totally rewired, with new replacement windows, and combi boiler installed (still under guarantee). Full fibre internet is also available at the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)  
1130.23 ft<sup>2</sup>  
105.00 m<sup>2</sup>

