

ROOKERY CLOSE

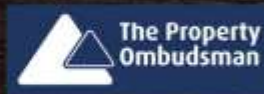
Lowestoft NR33 9NZ

Freehold | Energy Efficiency Rating : TBC

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 Home
- Close to Amenities
- Sitting/Dining Room
- Modern Fitted Kitchen
- Utility Room or Third Bedroom
- Two First Floor Bedrooms
- Lawned Gardens to Rear
- Tandem Garage & Ample Parking

IN SUMMARY

TUCKED AWAY on Rookery Close, this home is DECEPTIVELY SPACIOUS and has a TANDEM GARAGE, ample parking to front and IMMACULATELY PRESENTED ROOMS. The current vendors have RE-PURPOSED the GROUND FLOOR BEDROOM into a UTILITY ROOM which is adjacent to the KITCHEN and opposite the SITTING/DINING ROOM. Further accommodation on this floor includes the CONSERVATORY and entrance hall. Upstairs TWO BEDROOMS lead from the landing, and there is a FAMILY BATHROOM. Due to its position, there are AMENITIES and SCHOOLING NEARBY with a short drive to the SUFFOLK COASTLINE.

SETTING THE SCENE

Set behind a low-level brick wall, there is a hard standing driveway which leads all the way to the tandem double garage and main property. To the front of the property, there is a shingle area which could be used for potted plants or additional parking if required.

THE GRAND TOUR

Once inside, there is recessed matting underfoot which leads to the wood effect flooring in the utility, kitchen and sitting/dining room. There is an oak door to the storage cupboard and into the utility room on the right-hand side. Finished with space for a washing machine and tumble dryer under counter, a window to rear, with coat and shoe storage space. This room was formally a bedroom and the kitchen was home to these appliances. The kitchen now has a wood effect work surfaces, painted cabinets with replacement handles, room for a dishwasher and fridge/freezer, with built-in cooking appliances in the form of a hob and oven. There is a door to the conservatory which in turn connects to the garden. The sitting room has a full height window facing to front, space for a dining table and stairs to the first floor. Upstairs, both bedrooms lead from the landing and are double in size, there is a high-level window in the main bedroom facing to front. The main bathroom has been refurbished with a three-piece suite, floor to ceiling tiling and a shower over bath.

THE GREAT OUTDOORS

The main area of garden is laid lawn with a hard standing pathway leading to the rear of the plot. There is a timber panel fenced boundary with flowerbeds and railway sleepers. The end of the garden has a timber storage shed and a plum slated area for potted plants.



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



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 9NZ

What3Words : ///spared.ticket.gifts

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of 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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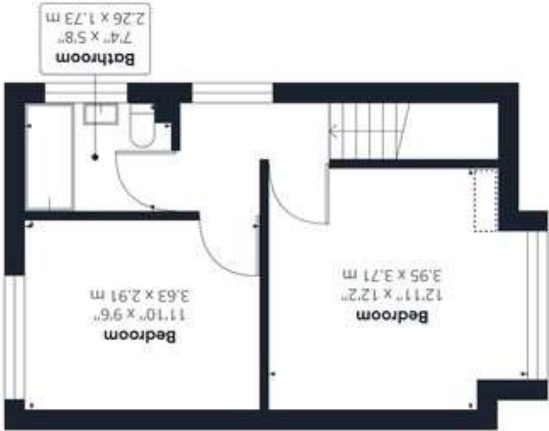
Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



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.

Reduced bedroom (below 1.5m²/4.92ft²)

(1) Excluding balconies and terraces

1.97 m²
21.25 ft²

Reduced bedroom

100.96 m²

1086.73 ft²
Approximate total area (1)