



EH
EXQUISITE
HOME

Family Values

In the centre of Lowestoft, north of the River Waveney which runs into the North Sea and close to the many open green spaces in the town is this semi-detached family home. It has a low maintenance paved front garden and there is room to park directly outside. The front door opens into the hallway where the staircase rises to the first floor. The owner has transformed the interior into a smart, crisp and contemporary space in a neutral palette. The dining room with its wooden floor and on trend carved radiator cover is the ideal room for relaxed family dining or more formal entertaining. At the back of the hallway is the spacious lounge with its wooden floor, fireplace and mantelpiece. A roomy family space, this is perfect for multi-generational activities such as watching TV, playing board games, chatting and reading. There is a useful toilet off the hallway, ideal for guests. The smart kitchen has pale grey units, glossy black subway tiles behind the cooker, an integrated electric oven with induction hob and extractor hood and enough storage and preparation space for a family.

Spacious First Floor

The crisp, inviting, neutral theme continues on the first floor with the generous landing painted in grey with a feature wall of gold figured wallpaper giving a touch of elegance. There are three bedrooms on this storey, one with a built in cupboard. Two are good sized doubles, one a small double. They would suit any family configuration. The three piece family bathroom has a bath and wooden floor and is a smart modern space.



Outdoor Space With Potential

The garden comes in two parts. At the rear of the house is a paved area, ideal for container gardening. Steps lead up to a fence behind which is a grassed area with bushes, shrubs and a garden shed. If desired, the fence could be taken down and the two spaces combined, perhaps with terracing. Certainly this is a blank canvas simply waiting for someone to come and put their stamp on it.

With a good position within the town, easy to maintain outdoor space and a clean, contemporary interior, this house has been much improved by the current owner and can be moved into without any work having to be done.

Perfectly Placed

Lowestoft stands in an important position on the beautiful Sunrise Coast in the north of Suffolk. It has been settled since at least Neolithic times and over the years, there have been many important archaeological finds. It found new prosperity with the wealth which poured in due to the fishing industry and in the nineteenth century, it was at the vanguard of English seaside resorts. Today, the legacy of this is the iconic pier, promenade and mix of Victorian and Edwardian housing along the front. Tourists still come to the wide, sandy Blue Flag beaches and outside the town, the Broads National Park extend to Oulton Broad. Theme park Pleasurewood Hills and Africa Alive zoo are also popular attractions. Lowestoft occupies an important place on the coast, to the very north of Suffolk and very close to the many beauties of Norfolk.



Historic Norwich, the many pretty villages and round towered churches which are dotted all over the county, the amazing North Norfolk coast and many stately homes are just some of the attractions which bring thousands of tourists to this part of East Anglia every year.

A View Like No Other

Lowestoft itself is well served with amenities. There are three theatres in the town as well as the Grade I listed parish church and Grade II listed Our Lady Star of the Sea church in the Arts and Crafts style. Transport links are excellent here with trains running to Ipswich on the East Suffolk Line and to Norwich on the Wherry Line. The A12 heads south to Ipswich, Colchester, Chelmsford and London and the A47 connects the town to Norwich. There are several primary and secondary schools as well as East Coast College affiliated with the University of Suffolk. The iconic Gull Wing Bridge is currently being constructed over Lake Lothing and once complete, will be the largest rolling bascule bridge in the world. It will be the third crossing over this body of water and will add very greatly to the interest and practicality of Lowestoft.



Space & Light...



Full Of Potential

Approximate Gross Internal Area

84 Sq M/904 Sq Ft

Energy Efficiency Rating		Current	Potential
100-101	A		
81-100	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

- Toilet: 1.25 x 0.65 (4'1" x 2'2")
- Kitchen: 3.77 x 2.15 (12'4" x 7'1")
- Lounge: 4.47 x 3.19 (14'8" x 10'6")
- Hallway: 3.57 x 1.68 (11'9" x 5'6")
- Dining Room: 3.53 x 2.67 (11'7" x 8'9")
- Bathroom: 2.37 x 1.68 (7'9" x 5'6")

First Floor

- Bedroom: 2.75 x 2.36 (9'0" x 7'9")
- Bedroom: 3.35 x 3.19 (11'0" x 10'6")
- Landing: 4.23 x 3.45 (13'11" x 11'4")
- Bedroom: 3.54 x 2.69 (11'7" x 8'10")

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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