



EH

EXQUISITE  
HOME

## PERFECTLY PLACED

The town of Lowestoft stands at the very northernmost tip of Suffolk on the Sunrise Coast. Made wealthy by fishing and tourism in the nineteenth century, these days it is a mecca for those who enjoy a traditional day by the seaside. With its wide, sandy Blue Flag beaches, iconic pier, promenade and mix of Victorian and Edwardian housing along the front, it is the perfect place to build sand castles, paddle, wander along the pier and eat fish and chips. It has been settled by humans since at least the Neolithic Age and there have been many historic findings over the years. The Broads National Park extends to Oulton Broad just outside the town and the popular tourist attractions of Pleasurewood Hills and Africa Alive zoo are nearby. 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 and plenty of shops, cafes, restaurants, pubs and leisure activities.





### *A much improved family home...*

Located south of the Inner Harbour in the main part of Lowestoft, and close to all local amenities is this semi detached house which has been greatly improved and modernised by the present owner. It has a large block paved frontage with plenty of room for off street parking and a sideways leading to the back garden. The front door opens into the light and welcoming entrance hallway, floored with high gloss pale tiles and painted in an attractive dark grey and cream colour palette, as is the entire house. To the right is the charming sitting room with natural light streaming through the large bay window, the original fireplace and shelves in the alcoves on either side. This is a lovely place to sit and relax, watch the television or spend family time together. Next door is the stunning three piece shower room, painted in dark grey and half wallpapered in a striking on trend design in yellow, white and grey. The effect is extremely impressive, especially when partnered with the large walk in shower, sleek and elegant wall and floor tiles, counter top basin and storage.

To the front of the house is the generous principal bedroom, light and spacious with plenty of room for furniture. The dining room is to the left of the entrance hallway and, airy and attractively decorated, flows straight into the stunning kitchen/breakfast room to the rear of the house. Perfect for entertaining, there is a wonderful flow to this part of the house. It's ideal for family configurations or socialising, the connected eating and preparation spaces are bang up to date.

The stunning kitchen/breakfast room is flooded with natural light which pours through the atrium. The kitchen is sleek, contemporary and beautifully designed, with on trend dark grey cabinets, white quartz worktops, an integrated double electric oven, hob and dishwasher as well as washing machine and fridge/freezer. The breakfast bar makes it a sociable space when you are busy in the kitchen and is ideal for a quick breakfast or lunch. This space has been well thought out with an eye to relaxed, modern, family life.



*A Stunning Contemporary Space*



*“The property been designed with an eye to space, light and versatility...”*

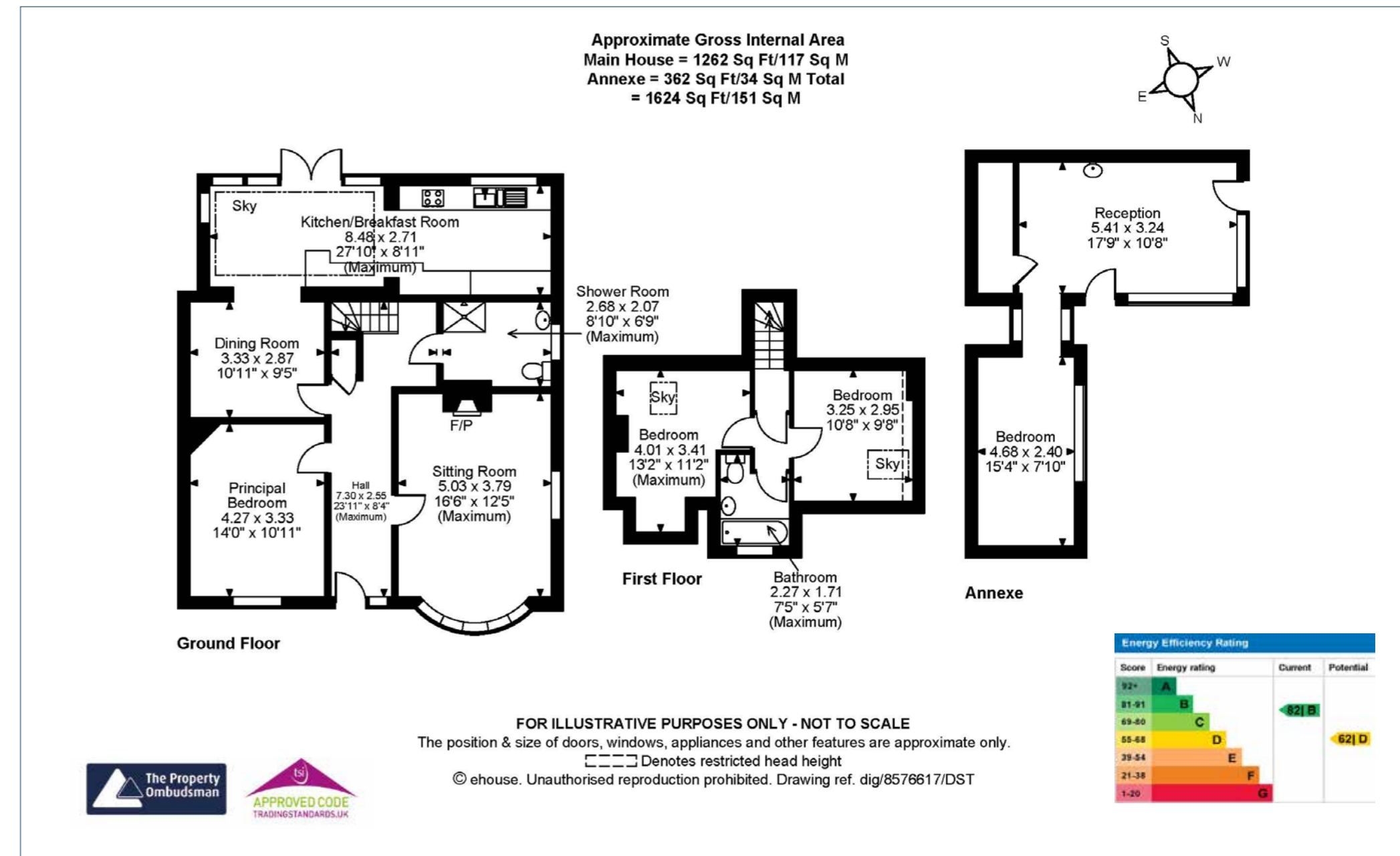


The staircase rises to the first floor where two further bedrooms and the family bathroom can be found. There are two good sized double bedrooms, both with a skylight which allows sunlight to pour in even on the dullest day. The attractive three piece family bathroom with bath is tiled in sparkling white and the bath panel is painted in on trend dark grey. With the principal bedroom downstairs, this is an ideal family configuration, or the first floor accommodation could easily be used to host guests.

# LOCATION

There is a smart, larch lap L-shaped garden room, cosily tucked away by the pergola and water feature. At present, it is laid out as a reception room with basin and a bedroom, However, it would also be ideal as a garden dining room, home office, hobby area or treatment room. The possibilities are endless.

The easy to maintain back garden has a smart brick patio, ideal for barbecues, al fresco dining and summer breakfasts while the rest of the garden is laid to lawn. The pergola covers the large water feature and there is scope to put in flower beds, perennials and bushes if desired. With generous off street parking, a manageable back garden and a crisp, contemporary, immaculate interior refurbished to the very highest standard, this lovely house is a blank slate, simply waiting for the next stage in its journey.



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