

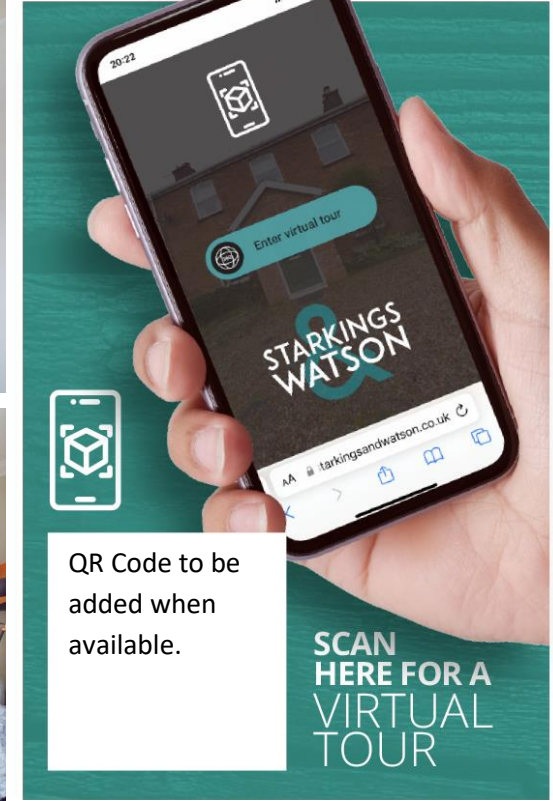
NURSERY CLOSE

# Lowestoft NR32 3FF

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



QR Code to be added when available.

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- Detached Family Home
- Two Reception Rooms
- Kitchen/Diner & Utility
- Four Ample Bedrooms
- Two Bathrooms & W/C
- 1340 SQFT (stm) Internally
- Driveway Parking & Garage
- Landscaped Rear Garden

### IN SUMMARY

Located on a quiet CUL-DE-SAC development and recently built by the reputable Badger Homes, you will find this DETACHED FAMILY HOME extending to approximately 1340 SQFT (stms). The house only being a few years old is presented in IMMACULATE ORDER and benefits from a welcoming entrance hallway, w/c, KITCHEN/DINING ROOM and utility. There is then a separate reception/study and the main sitting room with doors onto the garden. On the first floor there are FOUR AMPLE BEDROOMS, and EN-SUITE and the impressive family bathroom. Externally you will find PRIVATE LANDSCAPED rear gardens, DRIVEWAY PARKING and a single garage. The property is an excellent option for a purchaser looking to move up the ladder and is presented in 'turn key' condition.

### SETTING THE SCENE

Approached from the cul-de-sac you will find lawned frontage with a paved pathway leading to the main entrance door which is partially covered. To the side of the house there is paved driveway parking as well

as EV charger and the single garage with up and over door, power and light.

### THE GRAND TOUR

Entering the house via the main entrance door you will find a welcoming entrance hallway with stairs to the first floor landing and built storage cupboards as well as the W/C. To the right of the hallway is the main sitting room with a dual aspect and double doors to the rear onto the garden. There is a feature fireplace and a bay window to the front. On the other side of the hallway there is a separate reception room currently used as a home office. To the rear of the house there is a kitchen/dining room and utility. The utility offers a range of fitted units with worktops over and a separate sink. There is space and plumbing for washing machine and tumble dryer as well as the wall mounted boiler and side access to the driveway. The kitchen/dining area to the rear benefits from a bright aspect with bay window to the rear. There is ample space for table and chairs and white goods. The kitchen offers a range of modern units with rolled edge worktops over as well as integrated eye level double oven/grill, gas hob and dishwasher. Heading up to the first floor landing you will find built in storage cupboards and loft hatch access. There are four bedrooms off the landing with two to the front and two to the rear. The main bedroom benefits from an en-suite shower room. The family bathroom is an impressive size and benefits from a bath and separate shower.



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### THE GREAT OUTDOORS

To the rear accessed via the doors in the kitchen you will find a well kept and landscaped rear garden. There is a paved terrace ideal for outside dining with steps down to another terrace with is partially covered with pergola. There is then an area of lawn with a side gate to the driveway and a side door to the garage. The garden is enclosed with timber fencing.

### OUT & ABOUT

The property is located on the edge of Oulton Broad with the town of Lowestoft adjacent. 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 : NR32 3FF

What3Words : ///flops.barn.tags

### VIRTUAL TOUR

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

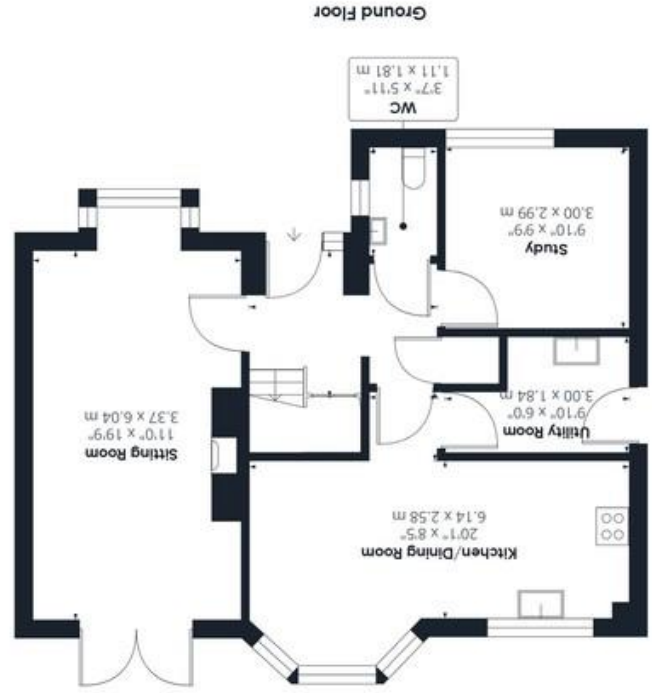
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Price:



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Approximate total area<sup>m</sup>  
 1333.42 ft<sup>2</sup>  
 123.88 m<sup>2</sup>

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

