



37 Herons Close, Lowestoft

OIRO £250,000 Freehold

Boasting a blend of contemporary design and practical living spaces, this property offers the perfect combination of comfort and functionality. This three-bedroom semi-detached house, nestled in a quiet and secluded location, presents an exceptional opportunity for first-time buyers to acquire a charming home in a desirable area.

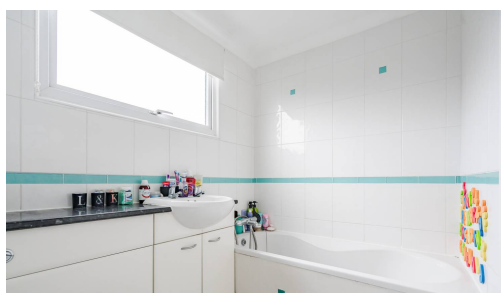
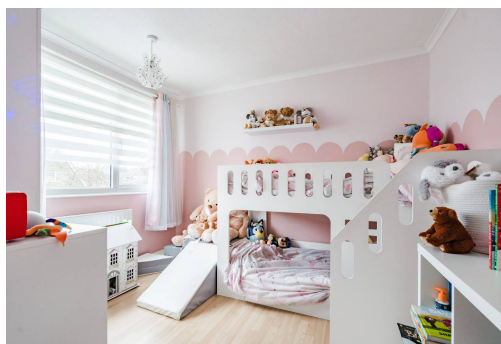
Location

Hérons Close is located in the charming coastal town of Lowestoft, in the heart of Suffolk. Known for its stunning beaches and scenic coastal paths, Lowestoft offers a blend of natural beauty and urban convenience. This property is nestled in a peaceful residential cul-de-sac, providing privacy and tranquillity while still being within close proximity to local amenities. A short drive brings you to Lowestoft's bustling town centre, where you'll find a variety of shops, restaurants, and cafes, as well as the renowned Lowestoft Marina and sandy Blue Flag beaches. Excellent transport links, including nearby bus routes and the Lowestoft train station, offer easy access to Norwich, Ipswich, and the wider East Anglia region. Families will also appreciate the selection of highly-rated schools in the area, along with nearby parks and recreational spaces perfect for outdoor activities.



Hérons Close

Upon entering the property, you are greeted by an inviting entrance hall that seamlessly flows into the open plan kitchen/diner. The modern kitchen features elegant granite worktops, ample storage space with drawers and cupboards, glass cabinets, and a range of integrated appliances including a cooker with extractor fan.



The kitchen/diner leads out to the low maintenance rear garden through sliding doors, providing a seamless transition between indoor and outdoor living.

The ground floor also comprises a well-appointed lounge, accessed through folding doors from the kitchen/diner, creating a versatile space for entertaining or relaxing.

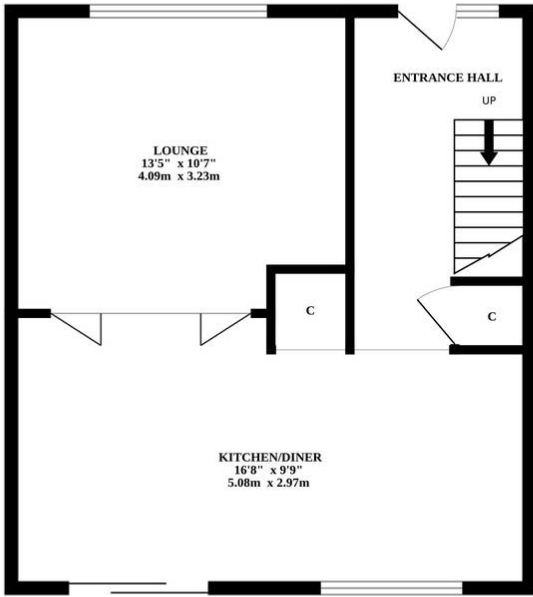
Upstairs, the property accommodates three bedrooms and a family bathroom. The third bedroom, though smaller in size, offers versatility to adapt to the homeowners' individual needs, be it a home office, nursery, or guest room.

The family bathroom is tastefully designed with a suite comprising a low-level WC, a hand wash basin with vanity cupboards, a bath, fitted shelving, and additional storage solutions.

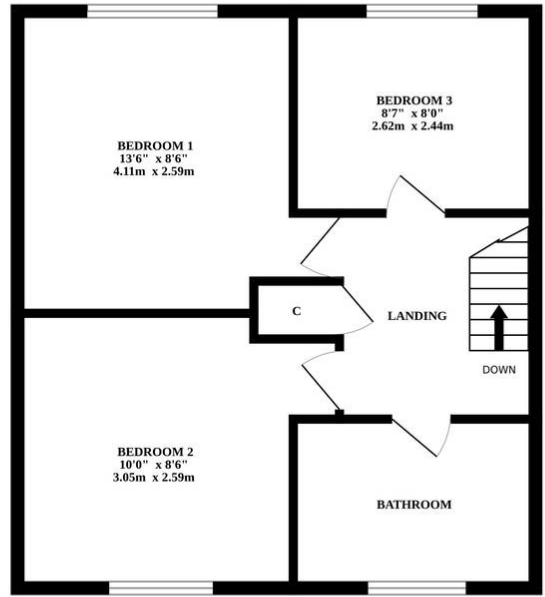
Externally, the property benefits from a well-maintained front garden mainly laid to lawn, providing a welcoming kerb appeal. Ample off-road parking is available with a driveway leading to a garage, ensuring convenient parking for multiple vehicles. The rear garden is also low maintenance, featuring a raised decking area and fenced boundaries for privacy and security.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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