



St. Margarets Plain, Lowestoft - NR32 1SY

**STARKINGS
&
WATSON**

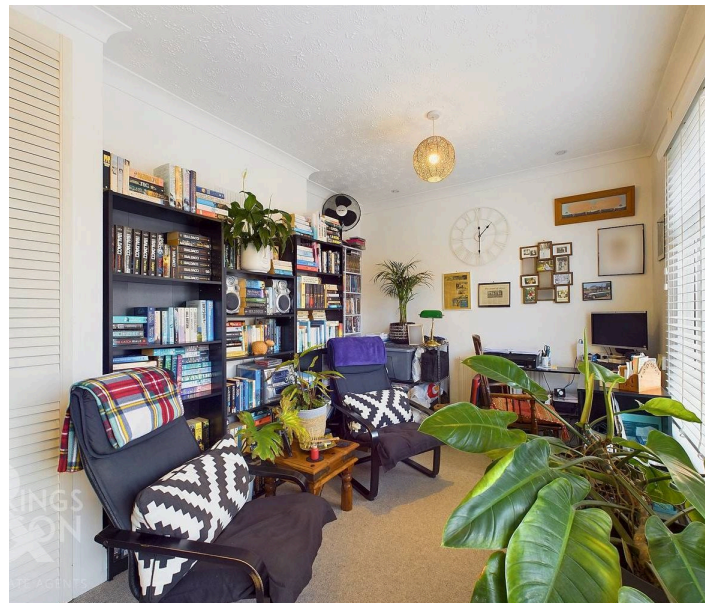
HYBRID ESTATE AGENTS



St. Margarets Plain

Lowestoft, Lowestoft

Situated in a POPULAR LOCATION in NORTH LOWESTOFT, this charming 3-BEDROOM END OF TERRACE VICTORIAN house offers a delightful opportunity for those seeking a property presented in excellent order and ready to be moved straight into with SUPRISINGLY SPACIOUS internal footprint. Extending to over 1300 sqft (stms), the property boasts TWO LARGE RECEPTIONS, offering ample space for both relaxation and entertaining. The property has been updated and modernised throughout, featuring newly fitted uPVC DOUBLE GLAZING. On the first floor, the THREE DOUBLE BEDROOMS provide generous accommodation, perfect for families or those in need of extra space. You will also find a family bathroom as well as NEWLY FITTED EN-SUITE to the master. Additionally, the property benefits from an enclosed low maintenance rear garden, providing a private outdoor retreat. Furthermore, this wonderful home offers the convenience of private DRIVEWAY PARKING for MULTIPLE VEHICLES and a GARAGE, a rarely available commodity within the local area.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End Of Terrace Home
- Spacious footprint of 1300 sqft (stms)
- Two large reception rooms
- Three double bedrooms
- Newly fitted uPVC double glazing
- Updated and modernised
- Enclosed low maintenance rear garden
- Private driveway parking and garage

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. The property itself can be found in the north of the town yet still within an easy walk of the town centre and the beach front.



IN SUMMARY

Situated in a POPULAR LOCATION in NORTH LOWESTOFT, this charming 3-BEDROOM END OF TERRACE VICTORIAN house offers a delightful opportunity for those seeking a property presented in excellent order and ready to be moved straight into with SUPRISINGLY SPACIOUS internal footprint. Extending to over 1300 sqft (stms), the property boasts TWO LARGE RECEPTIONS, offering ample space for both relaxation and entertaining. The property has been updated and modernised throughout, featuring newly fitted uPVC DOUBLE GLAZING. On the first floor, the THREE DOUBLE BEDROOMS provide generous accommodation, perfect for families or those in need of extra space. You will also find a family bathroom as well as NEWLY FITTED EN-SUITE to the master. Additionally, the property benefits from an enclosed low maintenance rear garden, providing a private outdoor retreat. Furthermore, this wonderful home offers the convenience of private DRIVEWAY PARKING for MULTIPLE VEHICLES and a GARAGE, a rarely available commodity within the local area.

SETTING THE SCENE

Approached from St. Margarets Plain you will find secure gates to the side which in turn leads onto the private shingled driveway providing off road parking for multiple vehicles. The driveway in turn leads to the single garage beyond with an electric up and over door, power and light as well as outside tap. There is also a secure side gate leading to the rear garden from the driveway. To the front there is a landscaped and well kept front garden with shingle and pathway leading to the main entrance door to the front.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor landing, understairs storage and a door leading to the rear garden.

The two main receptions can be accessed off the hallway. The first room to the front is the main sitting room with a large bay window and plenty of space for soft furnishings. To the rear of the house is the kitchen/dining room, a lovely room with plenty of space for a large table as well as a range of wall and base level units with wood effect worktops over. There is space for freestanding range oven as well as fridge/freezer and washing machine as well as two windows to the rear overlooking the garden. Heading up to the first floor landing there is plenty of natural light as well as loft hatch access. To the rear there is a bedroom with plenty of built in storage currently used as an office. Adjacent is a further double bedroom with plenty of space for both wardrobes and a large bed. Around the corner is the family bathroom with w/c, hand wash basin and bath with shower over. The master bedroom is found to the front of the house with a bay window to the front and plenty of fitted wardrobes. The newly fitted en-suite offers a wonderful space with large walk in rainfall shower, w/c and hand wash basin vanity.

FIND US

Postcode : NR32 1SY

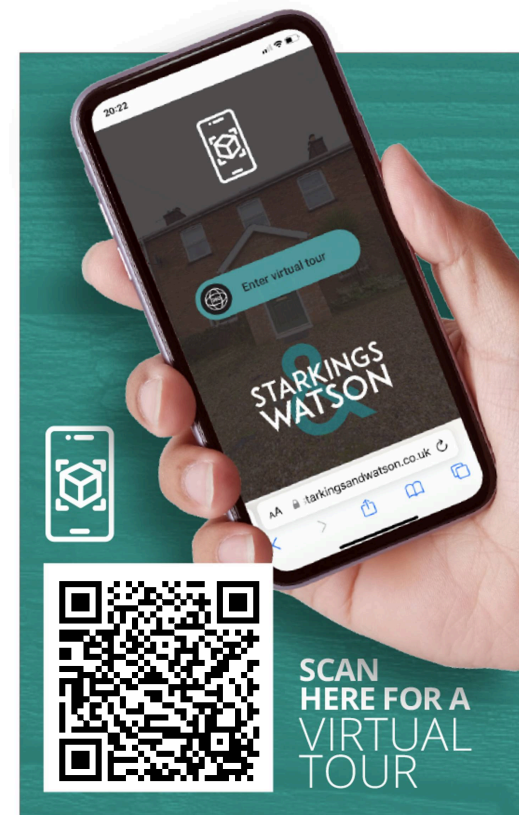
What3Words ///flank.payer.battle

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there is a very limited historic right of way for the adjoining property only to use rear garden access.







THE GREAT OUTDOORS

A private and secluded haven which is mainly hard standing and shingled for ease of maintenance. The garden offers a variety of shrubs as well as timber garden studio and access to the single garage. There are pleasant areas for seating with composite decking and a side gate leading to the side driveway.

GARAGE

Single Garage

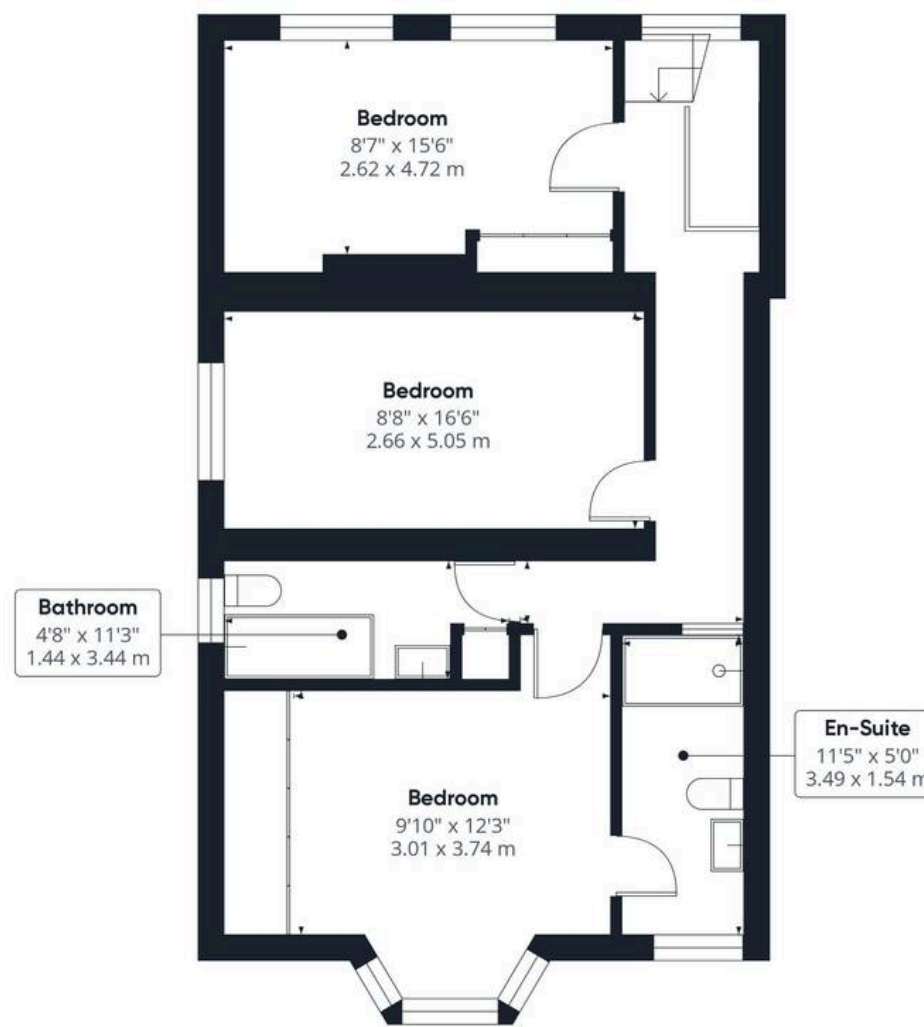
DRIVEWAY

2 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1306.85 ft²
121.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.