



23 Witney Green, Lowestoft - NR33 7AP

Guide Price £420,000

**STARKINGS
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HYBRID ESTATE AGENTS



23 Witney Green

Lowestoft, Lowestoft

Sitting just a moments walk from the golden Pakefield beach sits this IMPRESSIVE, recently EXTENDED and FULLY MODERNISED DETACHED HOME offering over 1700 Sq. Ft (stms) of living space. The stand out feature of this home is its OPEN PLAN living space comprising a HIGH END KITCHEN with INTEGRATED APPLIANCES, dining room, family room and potential home office space. In addition to this space a separate 16' DUAL ASPECT SITTING ROOM can also be enjoyed with a UTILITY ROOM tucked behind the garage. In total, FOUR DOUBLE BEDROOMS are on offer, split over TWO FLOORS all having use of a FAMILY BATHROOM and first floor WC with EN-SUITE shower room to the main bedroom. Externally, the property boasts a FULLY ENCLOSED rear garden with newly laid DRIVEWAY leading to an INTEGRAL GARAGE. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Chalet Style Home
- Over 1700 Sq. Ft Of Extended & Renovated Coastal Living Space (stms)
- Stunning Multi-Aspect Open Plan Living Area With High End Kitchen
- 16' Dual Aspect Sitting Room
- Four Double Bedrooms Over Two Levels
- Family Bathroom, En-Suite & WC
- Integral Garage With Recently Laid Driveway
- Private & Fully Enclosed Rear Garden



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.

IN SUMMARY

Sitting just a moments walk from the golden Pakefield beach sits this IMPRESSIVE, recently EXTENDED and FULLY MODERNISED DETACHED HOME offering over 1700 Sq. Ft (stms) of living space. The stand out feature of this home is its OPEN PLAN living space comprising a HIGH END KITCHEN with INTEGRATED APPLIANCES, dining room, family room and potential home office space. In addition to this space a separate 16' DUAL ASPECT SITTING ROOM can also be enjoyed with a UTILITY ROOM tucked behind the garage. In total, FOUR DOUBLE BEDROOMS are on offer, split over TWO FLOORS all having use of a FAMILY BATHROOM and first floor WC with EN-SUITE shower room to the main bedroom. Externally, the property boasts a FULLY ENCLOSED rear garden with newly laid DRIVEWAY leading to an INTEGRAL GARAGE.

SETTING THE SCENE

The property sits proudly adjacent an open green space where to the front of the home a low level brick wall allows easy access to a newly laid concrete driveway suitable for the parking of multiple vehicles with access to an integral garage sitting to the right hand side of the home.

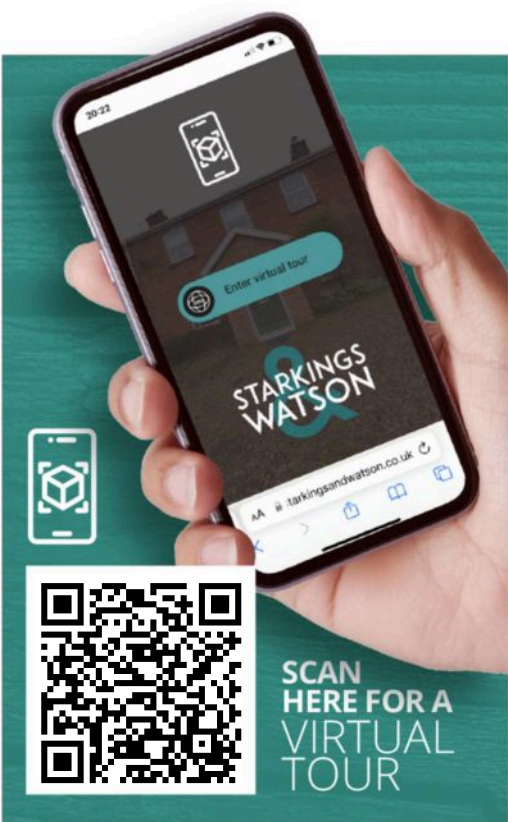
THE GRAND TOUR

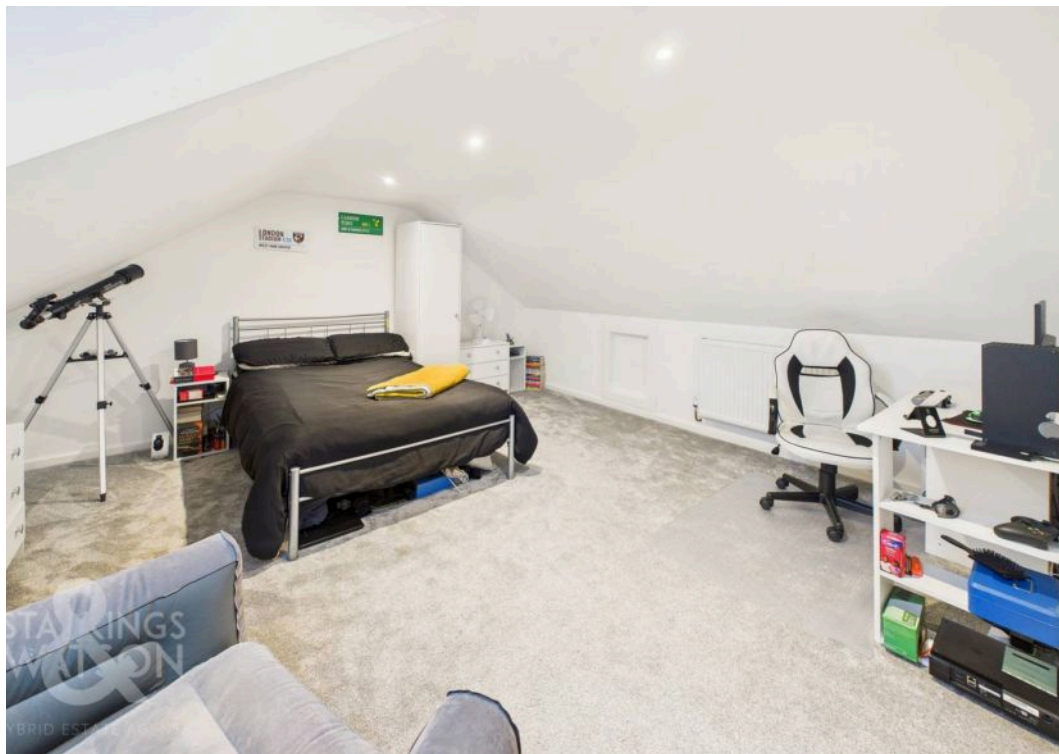
Once inside, a porch style entrance lobby is the first place to greet you with ample shoe and coat storage



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GARDEN

THE GREAT OUTDOORS The garden space is accessed from the main living area through a set of French doors where a recently installed timber deck seating area wraps around the very rear of the home, with the rest of the garden being laid to lawn and fully enclosed with timber fencing. Within the rear garden, access to an oversized timber shed can also be found with swinging gate taking you onto the driveway.

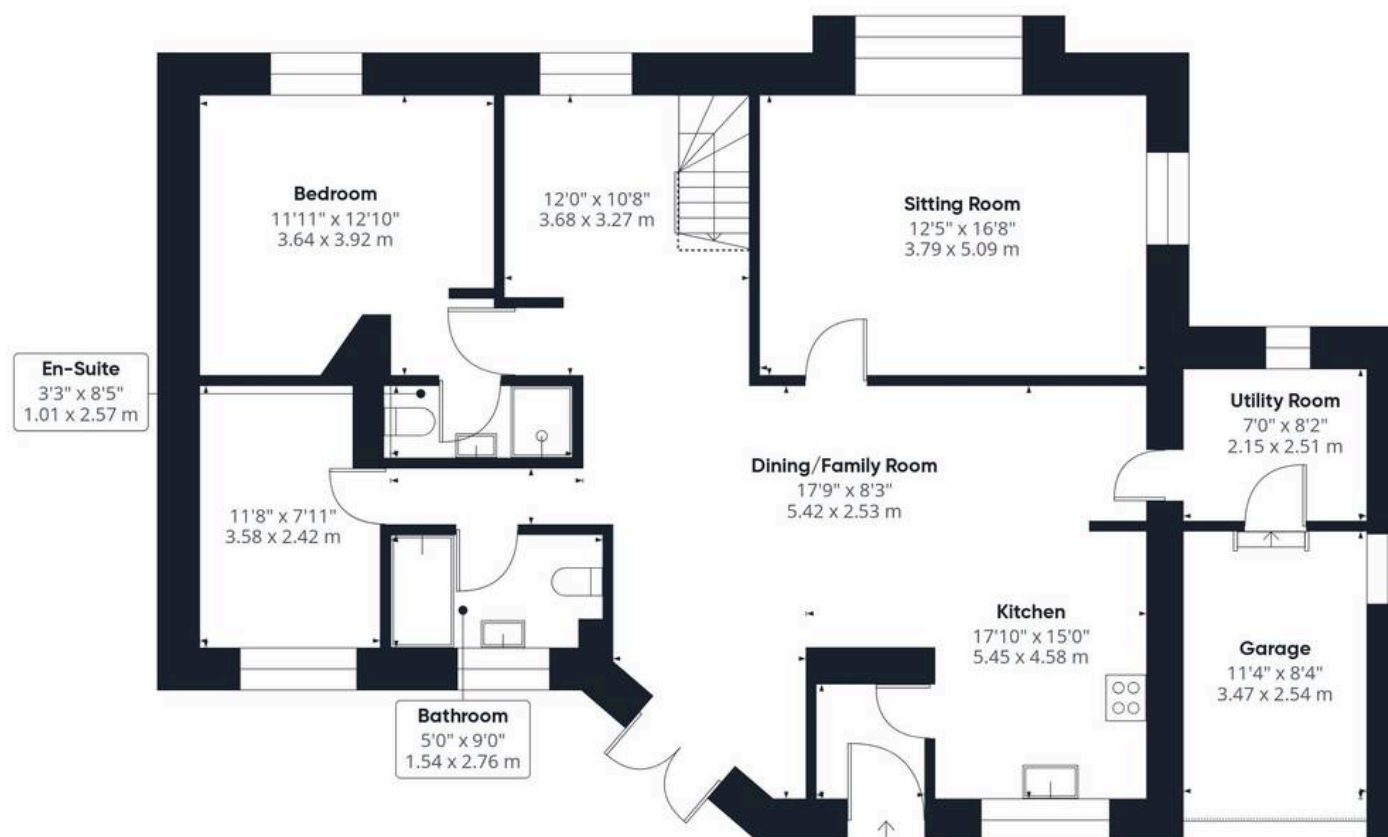
GARAGE

Single Garage

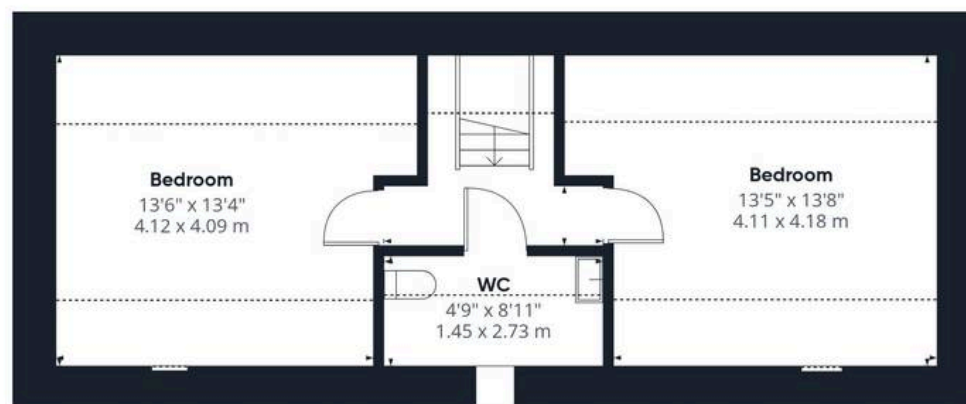
DRIVEWAY

3 Parking Spaces





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1707 ft²

158.5 m²

Reduced headroom

199 ft²

18.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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