



Crown Street West, Lowestoft - NR32 1SQ

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## Crown Street West

Lowestoft

Enjoying a TOWN CENTRE LOCATION, this MID-TERRACE HOME presents an ideal opportunity for buyers seeking convenience and character. The property boasts TWO VERSATILE RECEPTION ROOMS, perfect for both entertaining and relaxing. The GALLEY STYLE KITCHEN is well-appointed, offering ample STORAGE and WORKSPACE, and leads through to a practical ground floor BATHROOM. Upstairs, THREE BEDROOMS provide flexible accommodation, with two interconnecting rooms that could be adapted to suit a variety of needs (such as a nursery, home office, or dressing room). The property is thoughtfully arranged to maximise space and comfort. ON ROAD PARKING is available to the front, offering ease for residents and visitors alike. The rear of the property reveals a delightful COURTYARD GARDEN, enclosed by brick wall boundaries for privacy and security.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Mid-Terrace Home
- Town Centre Location
- Two Reception Rooms
- Galley Style Kitchen
- Three Bedrooms (Two Interconnecting)
- Ground Floor Bathroom
- Courtyard Gardens
- On Road Parking

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.

#### SETTING THE SCENE

The property is approached via a low maintenance courtyard with a brick wall front boundary and tiled path, leading to an entrance door.



## THE GRAND TOUR

Stepping inside, the main sitting room is centred on a feature gas fire with a tiled surround and fitted carpet underfoot. A door takes you to the inner hallway where stairs rise to the first floor landing, and a door takes you to a further reception room or dining space, with a further feature fireplace and rear facing window. A useful storage recess can be found under the stairs. The galley style kitchen leads off with a fitted range of wall and base level units, and space for an electric cooker with tiled splash-backs and space for general white goods including a fridge freezer and washing machine. The rear hall leads off, with a built-in storage cupboard and door to the garden, whilst the family bathroom completes the property with a three piece suite including a panelled bath, with electric shower and glazed shower screen, whilst including tiled splash-backs.

Heading upstairs, the carpeted landing leads to two double bedrooms, with the main front bedroom including wood panelling and storage cupboard over the stairs. The rear facing bedroom is finished with fitted carpet and a door to the interconnecting third bedroom or study space. The third bedroom includes fitted carpet and a rear facing window.

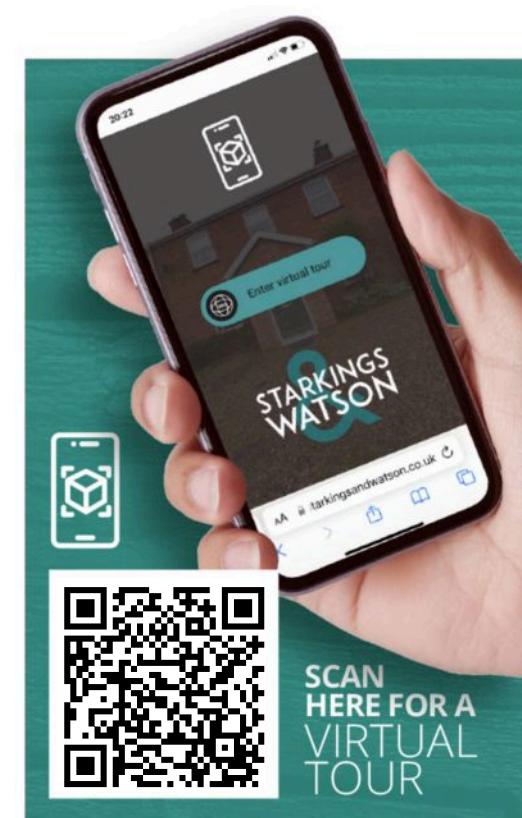
## FIND US

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## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Heading outside, the rear garden offers a courtyard style area with enclosed brick wall boundaries, and a rear access gate. Finished with hard standing, the garden is ideal for alfresco dining or further landscaping.





Approximate total area<sup>(1)</sup>  
718 ft<sup>2</sup>  
66.9 m<sup>2</sup>

(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.



## Starkings & Watson Hybrid Estate Agents

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