



**Fallowfields, Lowestoft NR32 4WQ**





**welcome to**

**Fallowfields,Lowestoft**

We are delighted to present this FOUR bedroom DETACHED home on Fallowfields, Oulton. The property benefits from off road parking via a resin driveway with access to a garage. The property benefits from a fantastic reception space with Spacious Lounge, Open Plan Kitchen/Diner and a Garden Room!



to dining room, TV Point, Feature fireplace with living flame gas fire, Carpet flooring.

### **Dining Room**

11' 3" x 9' 7" ( 3.43m x 2.92m )  
Double doors to Lounge, Opening to Garden Room, Open plan with Kitchen, Radiator, Laminate wood effect flooring.

### **Kitchen**

14' 7" x 9' 2" ( 4.45m x 2.79m )  
Double glazed window to Rear aspect, Double glazed door to Side aspect, Built in Kitchen Wall and Base units with Work Surfaces, Sink and drainer unit, Walk in Larder cupboard, Double Gas Oven included, Overhead extractor fan, Space for Fridge/Freezer unit, Plumbing for Washing Machine and Dishwasher, Power points, Spotlights, TV Point, Tiled flooring.

### **Garden Room**

11' 8" x 11' 2" ( 3.56m x 3.40m )  
Double glazed windows surround with fitted individual Venetian blinds, Double glazed French Doors to Garden, Heater, Power points, TV point, Laminate wood effect flooring.

### **First Floor**

#### **Landing**

Double glazed window to Side aspect, Access to Bedrooms 1-4 and Bathroom, Built in Double airing cupboard, Radiator, Carpeted stairs and landing.

#### **Bedroom 1**

11' 11" x 8' 4" Plus Wardrobe ( 3.63m x 2.54m Plus Wardrobe )  
Double glazed window to Front aspect, Double Bedroom, Door to En Suite, Fitted Wardrobes, Radiator, Power points, TV Point, Carpet flooring.

#### **En Suite**

Double glazed window to Side aspect, Fully tiled

walls, Toilet, Wash hand basin with built in units, Shower cubicle, Towel radiator, Extractor Fan, Shaving points, Tiled flooring.

### **Bedroom 2**

11' 5" x 8' 1" ( 3.48m x 2.46m )  
Double glazed window to Rear aspect, Double Bedroom, Power points, TV Point, Carpet flooring.

### **Bedroom 3**

9' 10" x 7' 9" ( 3.00m x 2.36m )  
Double glazed window to Front aspect, Radiator, Power points, TV Point, Carpet flooring.

### **Bedroom 4/ Study**

8' 2" x 7' 7" ( 2.49m x 2.31m )  
Double glazed window to Rear aspect, Radiator, Power points, TV Point, Carpet flooring.

### **Bathroom**

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with mixer taps, Extractor fan, Radiator, Tile effect flooring.

### **Outside**

#### **Front Garden**

Brickweave path to Front door and Side gate, Railing to front with shrubbery and low maintenance artificial lawn. Ample on street parking.

#### **Rear Garden**

Wrap around garden with patio including above ground swimming pool leading to landscaped grass, Shrubby to Side, Rear access gate and door to Garage.

#### **Garage**

19' 5" x 9' 7" ( 5.92m x 2.92m )  
Driveway leading to Garage with up and over door, Work benches, with electricity.

### **Location**

Oulton is a charming and sought after area of Suffolk and is within close proximity popular coastal town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and is a renowned place to come for water sports such as; sailing, canoeing, rowing and boating. There are also other local amenities such as an range of independent restaurants, cafes, pubs, wine bars, shops, and self-indulgent health and beauty salons. Oulton is well connected with two train stations that offer direct services to Norwich and Ipswich and in addition are served by local bus routes. This location also allows for being in close catchments to reputable schooling for all ages.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

Double glazed Front door into the property, Doors to WC, Lounge and Kitchen, Power points, Radiator, Laminate wood effect flooring.

##### **Downstairs Wc**

Double glazed window to Side aspect, Toilet, Wash hand basin with unit below, Radiator, Tiled flooring.

##### **Lounge**

18' 2" x 11' 3" ( 5.54m x 3.43m )  
Double glazed window to Front aspect, Double doors



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## Fallowfields, Lowestoft

- Four Bedroom Detached Family Home on Spacious Plot
- Driveway Leading to Garage
- Ample Reception Space with Lounge, Dining Room and Garden Room
- Master Bedroom with En Suite and Fitted Wardrobes
- Downstairs Cloakroom and Upstairs Family Bathroom
- Wrap Around Style Garden with Patio Area and Laid Lawn
- Modern Kitchen Open Plan with Dining Room
- Desirable Oulton Location Close to Local Amenities

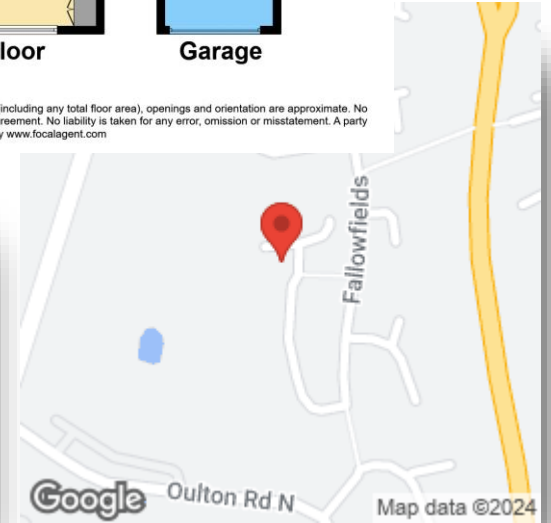
Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£400,000**



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