

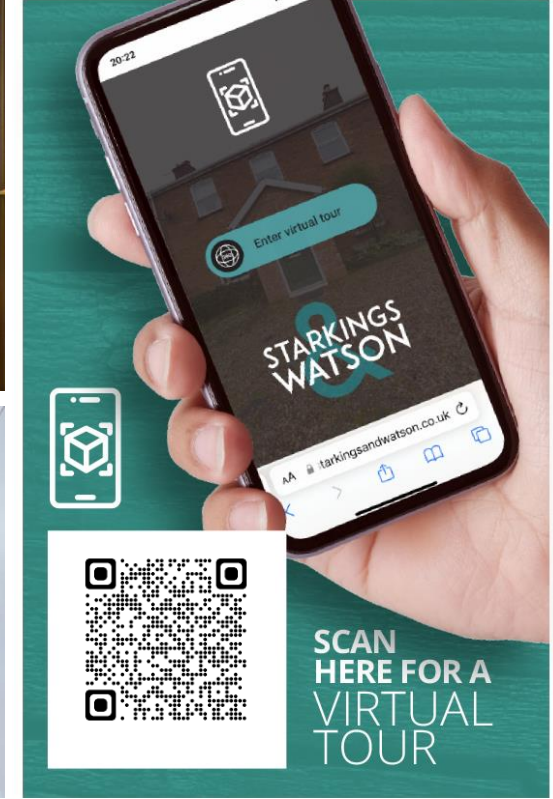
RIO CLOSE

Lowestoft NR33 8UR

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- Semi-Detached Home
- Ample Driveway Parking
- Enclosed Lawned Garden
- Porch Entrance
- Open Plan Sitting/Dining Room
- Re-fitted Kitchen
- Two Double Bedrooms
- Family Bathroom with Shower

IN SUMMARY

This MODERN semi-detached home is ideally situated close to LOWESTOFT and the A146 to NORWICH and BECCLES. With AMPLE PARKING to the side, the great sized garden is laid to lawn and offers various STORAGE SHEDS. The accommodation is EASY to MAINTAIN and includes a porch entrance to keep the sitting room warm, the main OPEN PLAN SITTING/DINING ROOM, and re-fitted MODERN KITCHEN. The first floor offers TWO DOUBLE BEDROOMS and the family bathroom with a SHOWER. Finished with gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING, all has been done to keep the property ECONOMICAL TO RUN.

SETTING THE SCENE

Situated in a cul-de-sac setting, a low maintenance lawned garden breaks up the tarmac, whilst ample parking can be found on the adjacent driveway. Located close to the A146 for easy access, various amenities can be found close by, ideal for easy living.

THE GRAND TOUR

The modern front door leads straight into a useful porch entrance, and then into the sitting/dining room which is a great size. Finished with uPVC double glazing, storage can be found under the stairs, whilst another door leads into the kitchen. The kitchen is a new addition, with a built-in oven and hob, whilst space is provided for other appliances. The door from the kitchen leads straight into the garden. Upstairs, the two bedrooms are a good size, with the main bedroom offering built-in wardrobes and a cupboard housing the modern gas fired central heating boiler. The bathroom offers a three piece suite, including a shower over the bath.

THE GREAT OUTDOORS

This expansive lawned garden is ideal for a growing family, with patio space and a door from the kitchen. Timber fencing encloses the garden which includes various timber storage sheds and a side access gate onto the driveway.

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.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



FIND US

Postcode : NR33 8UR

What3Words : ///mastering.mothering.shapes

VIRTUAL TOUR

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

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

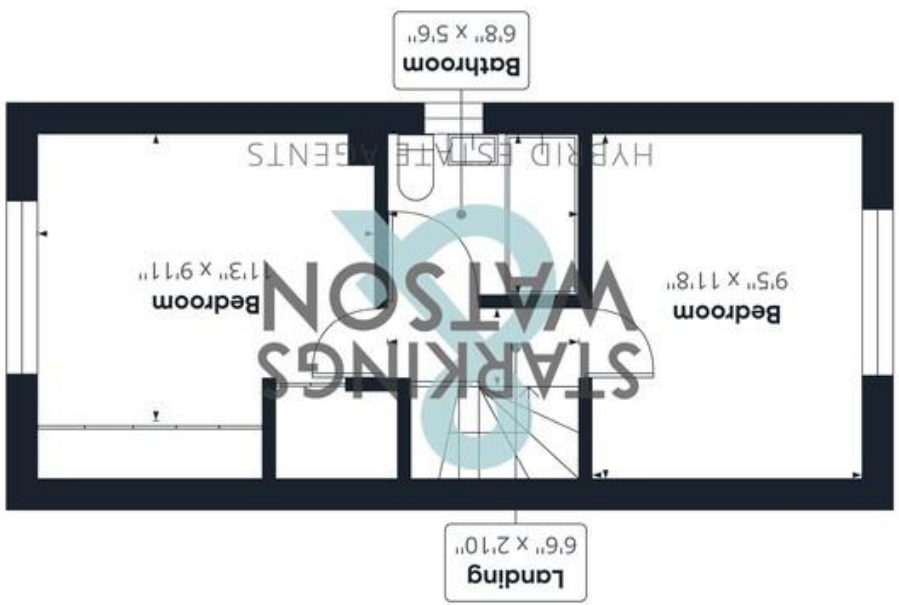
Price:



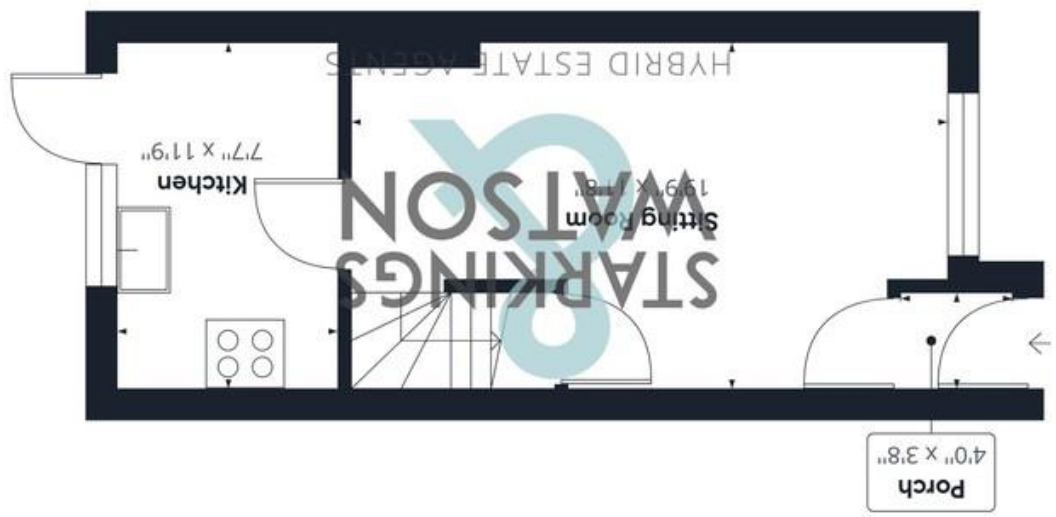
For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

Floor 2 Building 1



Ground Floor Building 1



GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
619.33 ft²

