



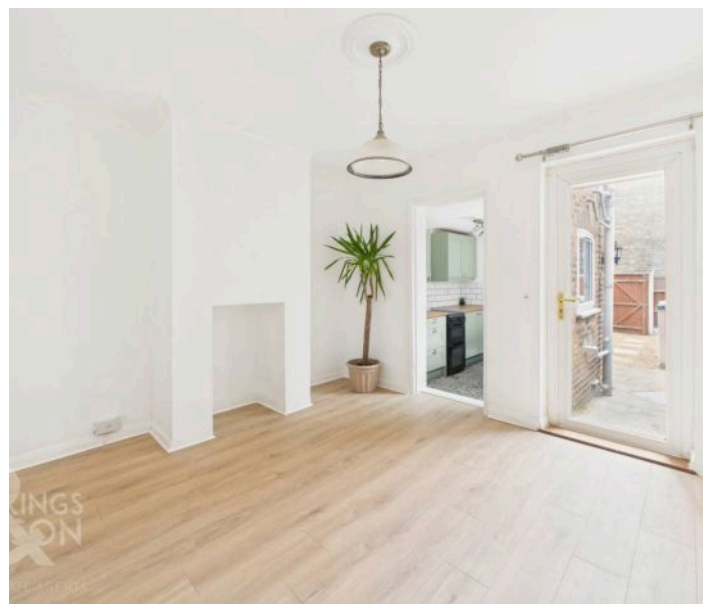
St. Leonards Road, Lowestoft - NR33 0EL



St. Leonards Road

Lowestoft, NR33 0EL

NO CHAIN. Welcome to this MODERNISED mid-terrace home with a convenient PORCH ENTRANCE enticing you into the UPDATED INTERIOR, with a brand new central heating system under warranty recently installed. Step into a space boasting TWO RECEPTION ROOMS featuring contemporary wood flooring, perfect for entertaining or relaxation. The modernised KITCHEN offers seamless access to the low maintenance COURTYARD GARDEN, where al fresco dining and outdoor gatherings await. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, to provide comfort and privacy, with an EN SUITE family BATHROOM completing this delightful home.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Close to Local Amenities
- Mid-Terrace Home with Porch Entrance
- Updated & Modernised Interior
- Two Reception Rooms with Wood Flooring
- Modernised Kitchen with Garden Access
- Two Double Bedrooms Off Landing
- En Suite Family Bathroom
- Low Maintenance Courtyard Garden

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 courtyard frontage with a tiled pathway and low level brick wall to front.

THE GRAND TOUR

Heading inside, the porch entrance continues with attractive tiled flooring, with a further door taking you to the main sitting room, with a fixed fireplace and shelving to one side.



A front facing uPVC window floods the room with excellent natural light with wood effect flooring flowing underfoot. An opening takes you to the inner hallway where stairs lead to the first floor landing, with the main dining room sitting beyond. A fully glazed door leads out to the garden once again offering excellent natural light with a useful built-in storage cupboard under the stairs. An opening taking you to the modernised kitchen offering a galley style arrangement of wall and base level units. Space is provided for an electric cooker with tiled splash-backs running around the work surface, and tiled effect flooring underfoot. Space is provided for general white goods, with a door leading out to the rear garden.

Heading upstairs, the carpeted landing leads to the two double bedrooms, both finished with fitted carpet and uPVC double glazing. The front bedroom includes a built-in storage cupboard. Both bedrooms include built-in storage cupboards, with the rear bedroom including a door to the family bathroom. Re-fitted with a white three piece suite including tiled splash-backs and a heated towel rail, with a useful built-in airing cupboard.

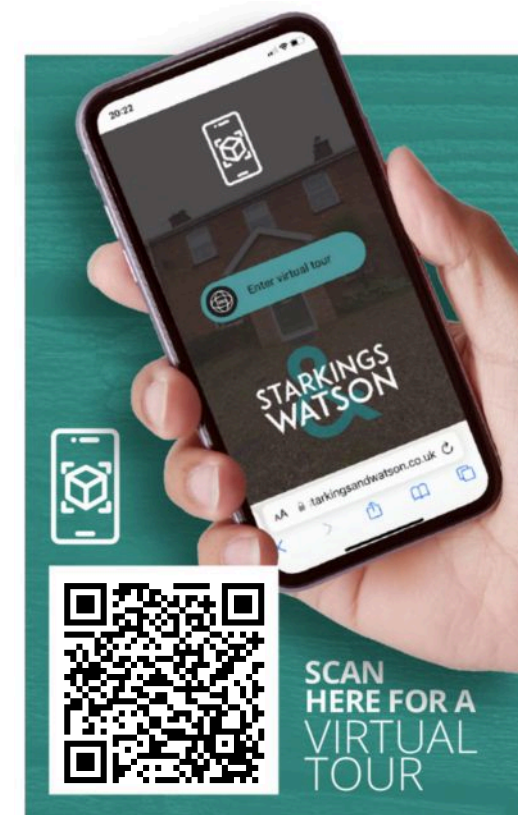
FIND US

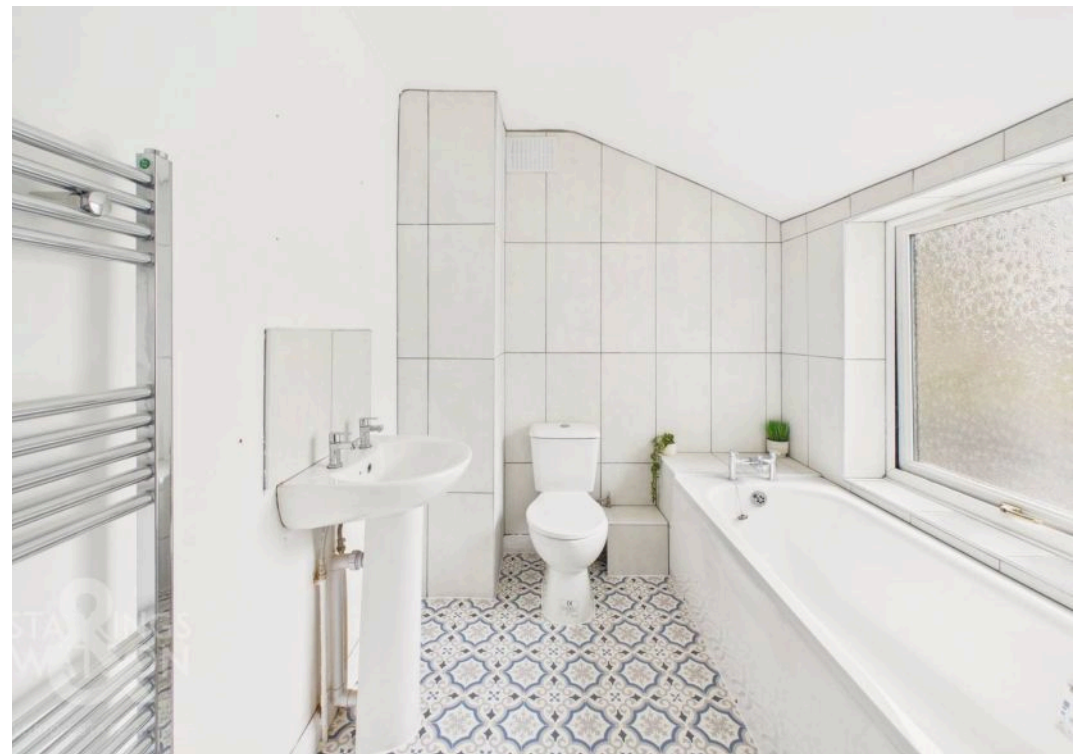
Postcode : NR33 0EL

What3Words : ///shade.tens.sands

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is low maintenance and mainly laid to shingle, with two built-in brick built sheds to the rear, enclosed timber fence boundaries and a timber access gate beyond.



Kitchen
8'10" x 6'3"
2.72 x 1.93 m



Ground Floor

En-Suite
6'6" x 6'3"
2.00 x 1.93 m



Floor 1

Approximate total area⁽¹⁾
621 ft²
57.6 m²

(1) Excluding balconies and terraces

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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