



The Leas, Lowestoft - NR32 4XA



The Leas

Lowestoft

Occupying a CORNER PLOT sitting opposite a GREEN SPACE this DETACHED FAMILY HOME offers a wealth of potential and accommodation spanning over 1050 Sq. Ft (stms). The ground floor can be VERSATILE, currently offering a separate 18' SITTING ROOM backing on to a separate DINING ROOM and kitchen with INTEGRATED COOKING APPLIANCES next door. Due to its current lay out, there is potential to create a MORE OPEN PLAN feel if desired with relative ease. In total, FOUR BEDROOMS are on offer from the landing on the first floor all having use of the ground floor WC, FAMILY BATHROOM and an EN-SUITE to the main bedroom. Parking comes in the form of a tandem DRIVEWAY sat in front of the DETACHED BRICK GARAGE with a PRIVATE REAR GARDEN being all FULLY ENCLOSED and the ideal space to entertain family & friends.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- Over 1050 Sq. Ft Of Accommodation (stms)
- 18' Sitting Room Backing On To Separate Dining Room
- Kitchen With Integrated Appliances
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Private & Fully Enclosed Rear Garden
- Driveway & Garage

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 occupies a corner plot position standing proudly with an attractive yet low maintenance frontage being a mixture of shingle with planting borders and brick weave for both the path and driveway. An iron swinging gate fully encloses the second half of the driveway where a side access point into the kitchen garden and front access to the garage can all be found.

THE GRAND TOUR

Heading in through the main front door, the central hallway is the first place to greet you all laid with carpeted flooring, this space gives access to all living accommodation on the ground floor, stairs for the first floor and two piece WC with newly fitted toilet, low level radiator and frosted glass window to the side. The main living accommodation comes to the right hand side of the hallway in the form of an 18' sitting room. This space is fronted by uPVC double glazed windows and has a feature red brick fireplace complete with tiled hearth and solid wooden mantle. Due to the current configuration of the home, a more open plan feel could easily be achieved with the separate dining room sat just behind the sitting room. This area is separated by glass panel wooden French doors with double glazed sliding doors at the very rear granting access onto the rear garden patio. Sat just next door is the kitchen, again offering potential for conversion for a more open plan feel where a mixture of wall and base mounted storage units can be found with under covered light and full tile splashbacks. Within the kitchen an integrated oven and hob can be found with extraction point above whilst space remains for further freestanding appliances such as an under counter fridge and washing machine, with an updated gas central heating boiler tucked in the corner of the room.

From the first floor landing all four bedrooms can be found as well as the generous double airing cupboard and three piece family bathroom suite complete with a part tiled surround and low level wall mounted radiator. The main bedroom sits towards the right hand side of the property, a well proportioned double room with large uPVC double glazed windows. This space currently houses built in wardrobes with the added benefit of an en-suite shower room complete with low level radiator and frosted glass window. The other well proportioned double room sits on the adjacent side of the home overlooking the rear gardens and again laid with all carpeted flooring and built in wardrobes leaving more than enough space for a double bed. The two smaller rooms within the property again could accommodate double beds and both are laid with carpeted flooring with one sharing a front facing aspect and the other to the rear.

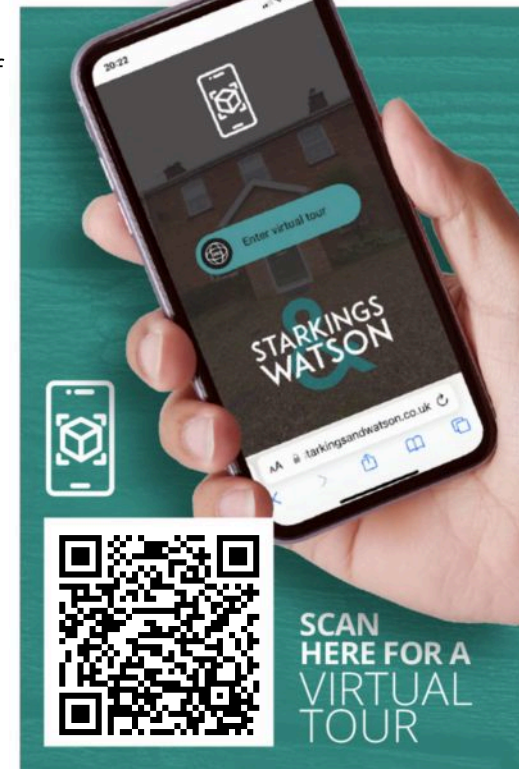
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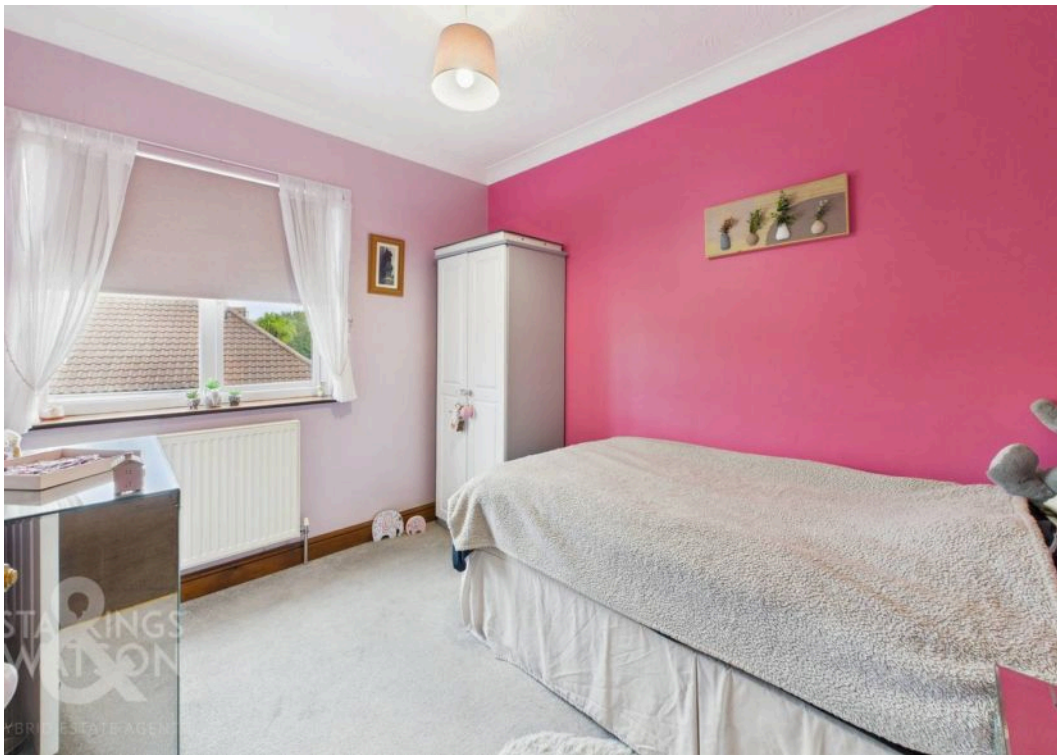
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VIRTUAL TOUR

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



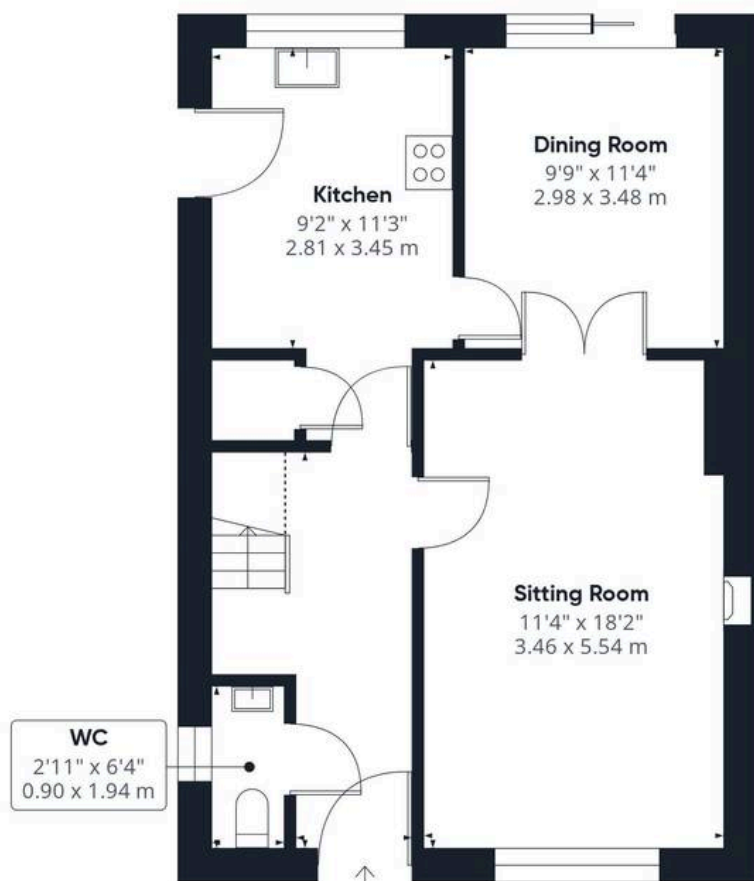




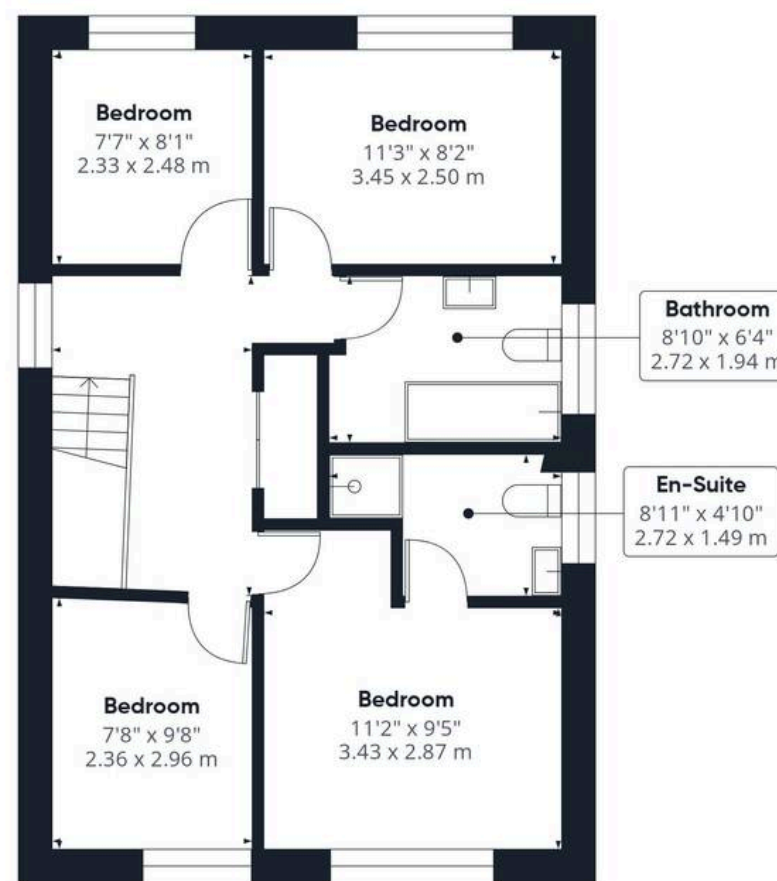
THE GREAT OUTDOORS

The rear garden can be accessed via the sliding doors off the dining room where a tall brick wall and timber panel fencing fully enclose the space. A manicured lawn dominates most of the garden whilst colourful and well maintained, planting borders add vibrancy to this outside space. A raised wooden deck seating area sits at the very rear of the home, perfectly positioned to make the most of the summer sunshine, whilst a secondary patio can be found at the rear of the property, currently housing a timber shed where external power points and personal garage door can also be found.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1083 ft²

100.7 m²

Reduced headroom

13 ft²

1.2 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.

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