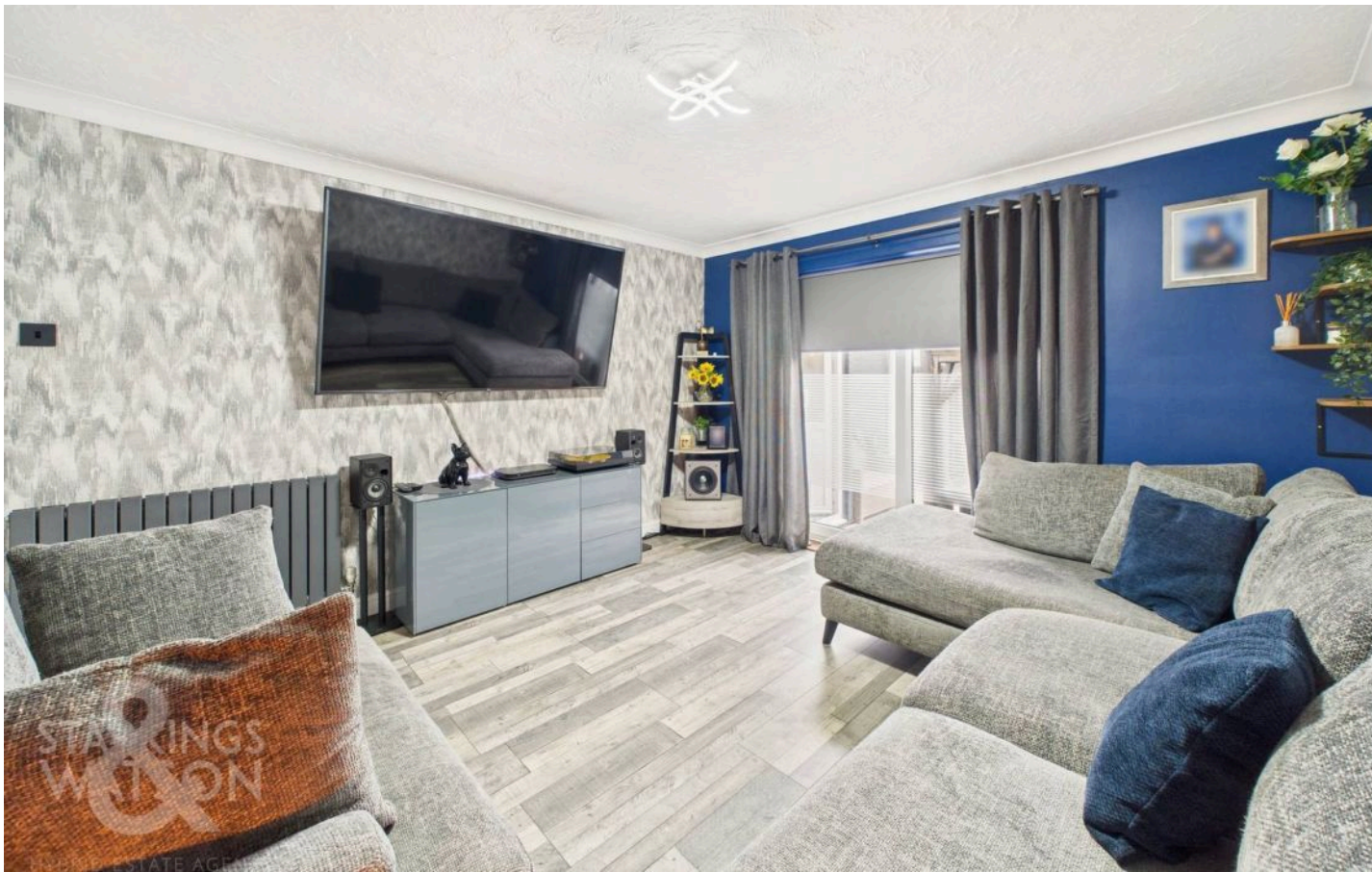




Bramble Green, Lowestoft - NR32 2SJ



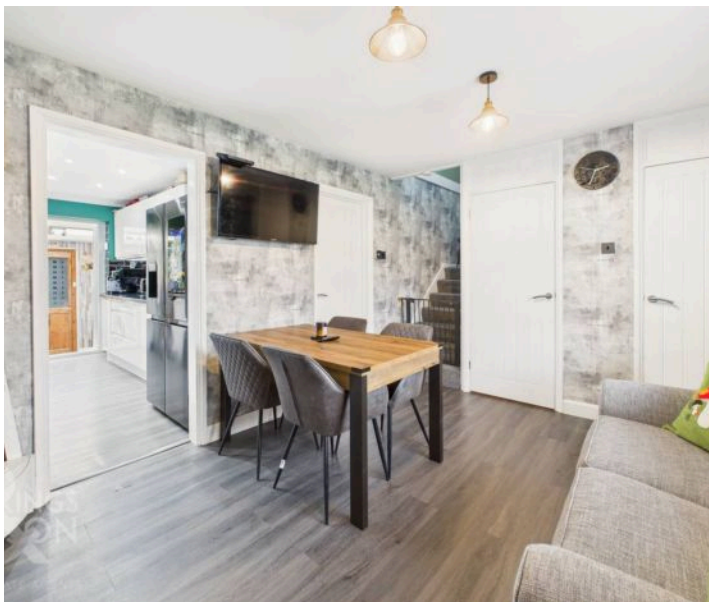
Bramble Green

Lowestoft

Being FULLY MODERNISED and EXTENDED this MID-TERRACE home offers a stylish living accommodation which spans to over 1000 Sq. Ft (stms) to include a BESPOKE BUILT external entertainment lodge. With a PORCH ENTRANCE the property then leads to a central DINING/FAMILY room with separate sitting room backing on to the rear garden. The kitchen has been updated by the owners and leads to a UTILITY space and secondary KITCHENETTE space formerly the outhouse. The first floor landing gives way to THREE BEDROOMS with the larger currently split into two space, but being easily reverted in to one substantial bedroom if desired alongside the three piece FAMILY BATHROOM suite. The rear garden is FULLY ENCLOSED and offers a LOW-MAINTENANCE yet attractive space to include a bespoke built and fully insulated lodge/cabin, ideal for entertainment or to be used as an external office/workspace.

Council Tax band: A

Tenure: Freehold



- Terraced House
- Over 1000 Sq. Ft Of Living Space To Include Bespoke Garden Lodge (stms)
- Separate Sitting & Dining Rooms
- Modern Kitchen With Secondary Kitchenette Area At Rear Of Home
- Three Bedrooms
- Updated Family Bathroom
- Low-Maintenance Private Rear Garden Including External Entertainment Area
- Off 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 can be found sat back with a communal green space situated at the very front of the home with all parking coming towards the very rear. The front garden has been enclosed with low level timber panel fencing and features a manicured lawn space with shingle planting borders to the right hand side.

THE GRAND TOUR

Stepping inside an extended porch area complete with composite door initially greets you giving additional storage space with two piece ground floor WC to your right hand side. The centre of the home is currently occupied by a versatile dining and family room looking over the green towards the front of the home through large uPVC double glazed windows. All wooden effect flooring lies underfoot with access to the first floor through the stairs and generously sized under the stair storage cupboard as well. The separate sitting room sits towards the rear of the property backing onto the rear garden through double glazed sliding doors - this room features modern radiators with large open floor space conducive to a potential choice of layout of soft furnishings. The kitchen comes off from the dining area complete with a wide array of wall and base mounted storage units set with all tiled splashbacks. This space has ample room for freestanding appliances to include a range oven and hob with extraction above with plumbing for a dishwasher and space for an American style fridge/freezer. Just off from the kitchen is a utility space again featuring further storage with plumbing for a washing machine and space for a tumble dryer whilst a second set of doors takes you through to a converted outbuilding which currently functions as a kitchenette space for the current owner.

All three bedrooms can be found off from the landing on the first floor with built in storage cupboard situated in the middle and family bathroom to the very front complete with a floor to ceiling tile surround and a rainfall shower head with glass screen mounted over the bath and tall heated towel rail. The first double bedroom sits towards the very front of the property again overlooking the green towards the front of the home. This room benefits from a built in wardrobe and can easily accommodate a double bed while the larger of the bedrooms sit towards the very rear again, laid with all wooden effect flooring and overlooking the rear garden with a large open floor space. The largest of the bedrooms has now been split into two separate rooms however could easily be opened up to create one generously sized main bedroom again. Initially the space offers functionality as a study and walk in wardrobe with built in storage whilst the bedroom space sits at the very rear large enough to accommodate a double bed with soft furnishings.

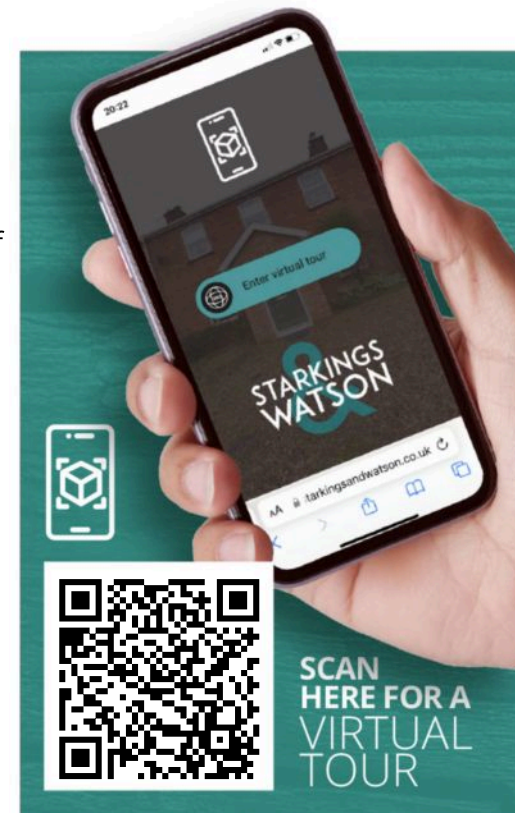
FIND US

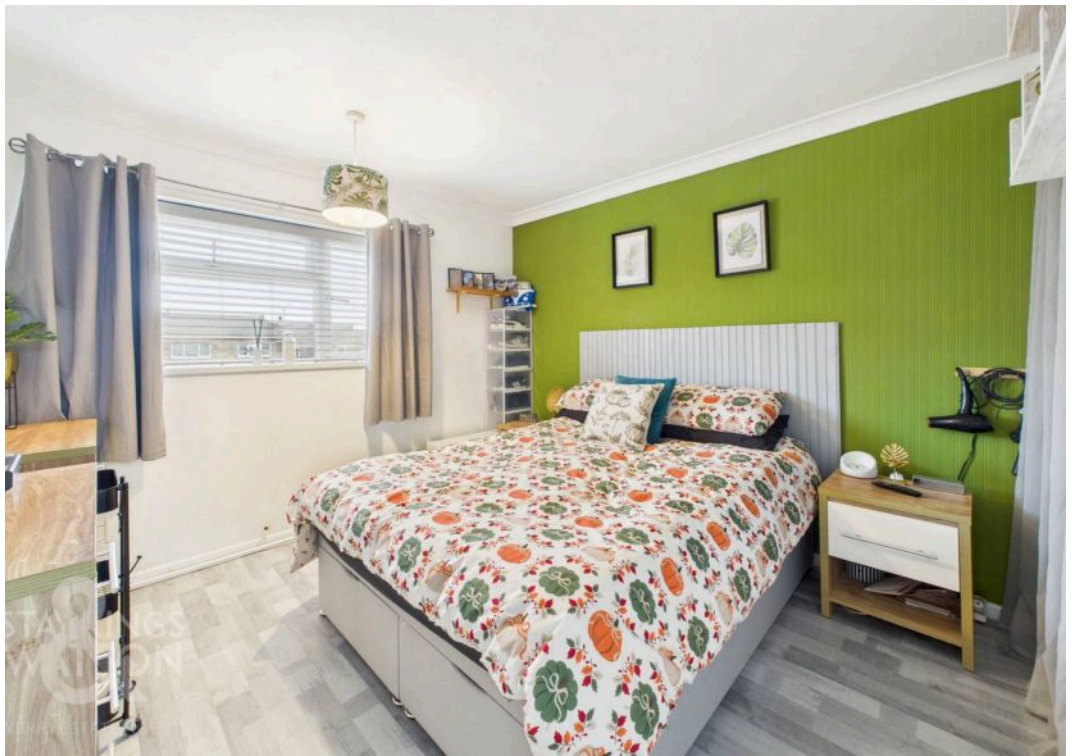
Postcode : NR32 2SJ

What3Words : ///arrow.cute.brick

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance condition being fully enclosed with all timber path fencing. The garden is a mixture of brick weave patio and artificial lawn, where a timber seating area sits at the very rear of the property and bespoke log cabin is the ideal sitting area. Fully insulated with heating, this space currently functions as an entertainment space, however, could also be used as an external work area or children's play area if desired.

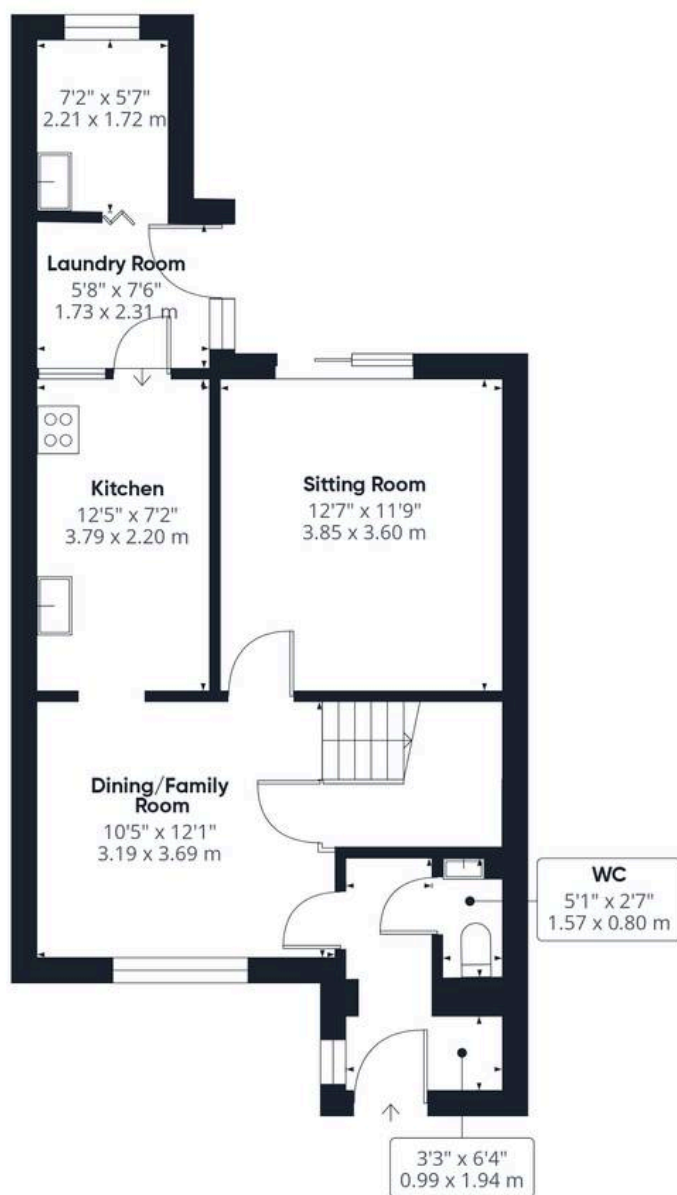
AGENTS NOTES

The current owners have use of a garage behind the property which is owned by the local council with a fee of £45pcm to be paid. New owners will have to apply through these same channels in order to have use of the garage, it will not change hands with ownership of the property but may be able to be requested.

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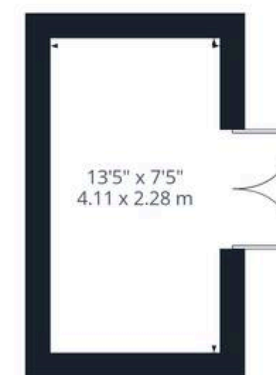




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1027 ft²

95.6 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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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.