



Clemence Street, Lowestoft - NR32 2JL





## Clemence Street

Lowestoft

Vendor found. This well-presented MID-TERRACE HOME offers COMFORTABLE and versatile accommodation, ideal for FIRST-TIME BUYERS, families, or those seeking a convenient location CLOSE to LOCAL AMENITIES. Upon entering, you are greeted by a welcoming HALL ENTRANCE that provides AMPLE STORAGE space and a useful CUPBOARD for coats and shoes. The heart of the home is the impressive 22' DUAL ASPECT SITTING/DINING ROOM, which is flooded with natural light and offers plenty of space for both relaxation and entertaining. The adjacent 11' KITCHEN is fitted with CONTEMPORARY UNITS and integrated COOKING APPLIANCES - perfect for keen cooks and busy households. Upstairs, you will find up to THREE BEDROOMS, each offering a comfortable retreat, and a stylish FAMILY BATHROOM featuring a RAINFALL SHOWER for a touch of every-day luxury. The REAR GARDEN is designed for low maintenance living, enclosed by timber panel fencing to create a private and secure environment for children or pets. A central ARTIFICIAL LAWN provides a green outlook all year round, while a hard standing pathway leads to the rear gated access.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Vendor Found!
- Mid-Terrace Home
- Hall Entrance with Ample Storage & Cupboard
- 22' Dual Aspect Sitting/Dining Room
- 11' Kitchen with Integrated Cooking Appliances
- Up to Three bedrooms
- Family Bathroom with Rainfall Shower
- Low Maintenance Gardens with Storage Shed

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 brick weave front courtyard with a low level brick-weave frontage, and an opening leading to the main entrance door.



## THE GRAND TOUR

Stepping inside, the hall entrance is finished with tiled effect flooring underfoot with stairs rising to the first floor landing, and useful storage space below creating ideal study space or potential to build-in storage cupboards. A further storage cupboard sits beyond, with potential to create a ground floor W.C if required. Doors lead off to the kitchen and main living space, with the main sitting/dining room being fully open plan with dual aspect views to front and rear. Fitted carpet flows underfoot, with ample space for soft furnishings and a dining table. The kitchen offers a u-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset gas hob with an extractor fan above and built-in eye level electric oven. Space is provided with general white goods, including a fridge freezer, dishwasher and washing machine with wood effect flooring underfoot, rear facing window and uPVC double glazed entrance door taking you to the rear garden.

Heading upstairs, the landing is finished with fitted carpet and loft access hatch above, with doors taking you to the three bedrooms. The smallest bedroom also creates the ideal dressing room or study space, with two larger double bedrooms both finished with fitted carpet and uPVC double glazing. Completing the property is the family bathroom with modernised white three piece suite including a mixer shower tap and thermostatically controlled twin head rainfall shower over the bath, with storage under the hand-wash basin and heated towel rail.

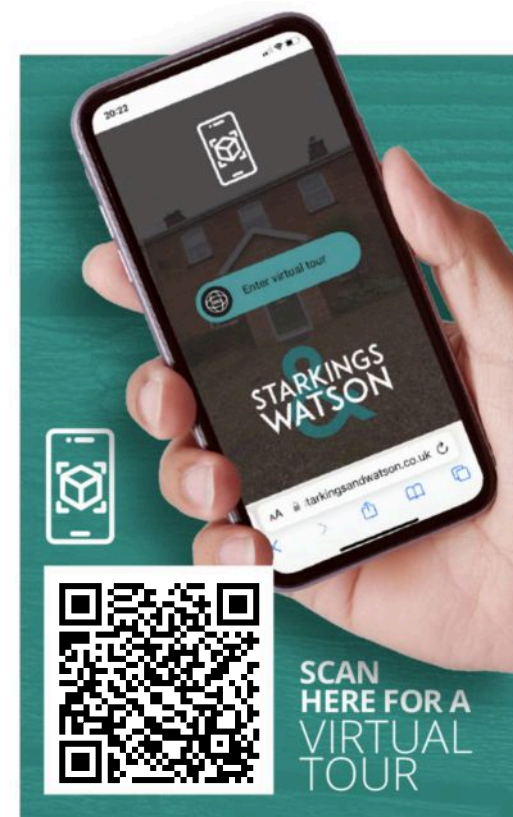
## FIND US

Postcode : NR32 2LJ

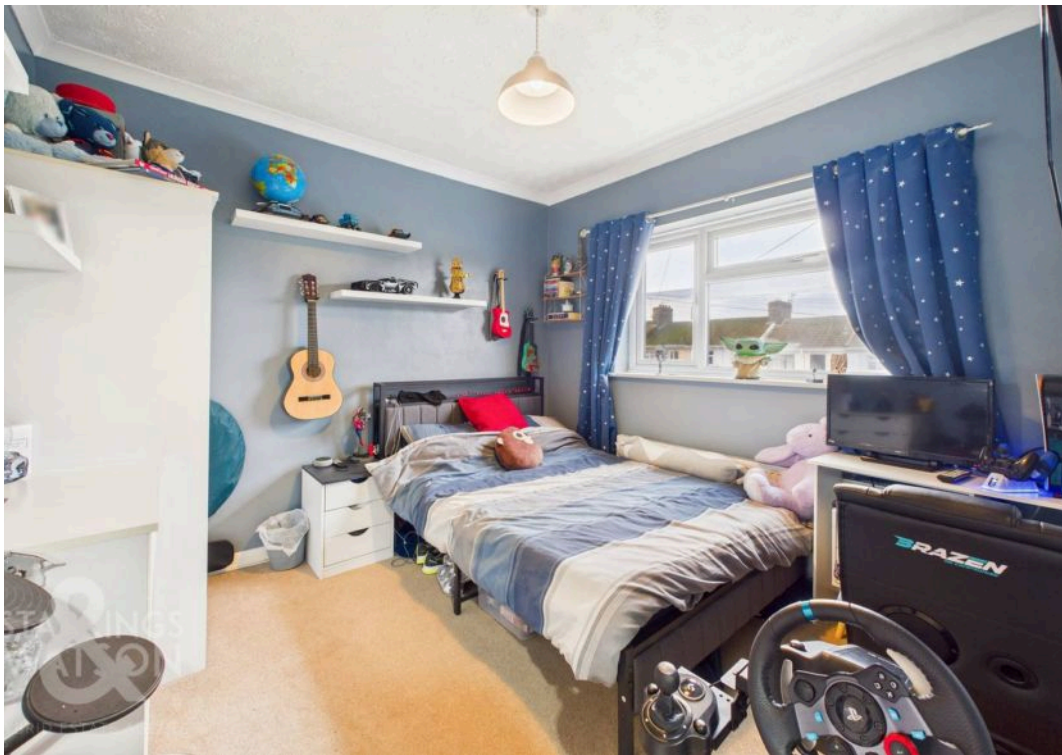
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## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The rear garden offers a low maintenance space enclosed within timber panel fencing with a central artificial lawn area and hard standing pathway which takes you to the rear gated access. A timber shed offers storage, with a shingle border perfect for displaying potted plants.





**Approximate total area<sup>(1)</sup>**

771 ft<sup>2</sup>

71.7 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(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.

GIRAFFE360





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