



15 KINGFISHER COURT

LOWESTOFT, NR33 8PJ





## 15 Kingfisher Court, Lowestoft – A Versatile Family Residence in a Secluded Cul-de-Sac Setting

Tucked away at the end of a peaceful cul-de-sac, this substantial and incredibly versatile family home offers an abundance of space and flexibility, making it perfect for multi-generational living. Beautifully landscaped gardens at the rear of the property create a tranquil and private setting.

Upon entering, you are welcomed into a hallway that leads into a comfortable sitting room. From here, an elegant arched doorway opens into a second reception room, ideal as a snug, study, or playroom. A further door from the sitting room flows into a dining room at the rear of the home, where French doors provide seamless access to the garden. Stairs rise from the dining area to the first floor, and a convenient shower room is also accessed from this space.

The well-appointed kitchen is fitted with a range of units and connects to a generously proportioned utility room, offering excellent storage and functionality. The utility room has external doors to both the front driveway and the rear of the property, where it opens into a spacious conservatory. This bright

and airy space overlooks the garden and links to a self-contained annexe.

The annexe—perfect for extended family, guests, or independent living—features an open-plan kitchen, dining, and sitting area with a vaulted ceiling, a double bedroom, and an en-suite shower room. It also benefits from its own private entrance at the front of the property.

Upstairs in the main house, the landing leads to four well-proportioned bedrooms and a modern family bathroom, offering ample space for a growing family.

Outside, the home sits back from the road with a paved driveway providing generous off-road parking. The rear garden is a true highlight—lovingly maintained by the current owners, it offers a peaceful and beautifully designed outdoor retreat.











### AGENTS NOTES

Prospective purchasers will need to bear in mind that the solar panels fixed to the roof are leased and buyers will need to take on the benefits of this lease for the rest of the term (approximately 12 years). The panels provide free electricity for the property however, for those not wishing to take advantage of these benefits, then there are provisions within the lease to be released from the terms. For further information, please speak to the agent.

### SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk Council. Council Tax Bands – D : for the main house & A : for the annexe





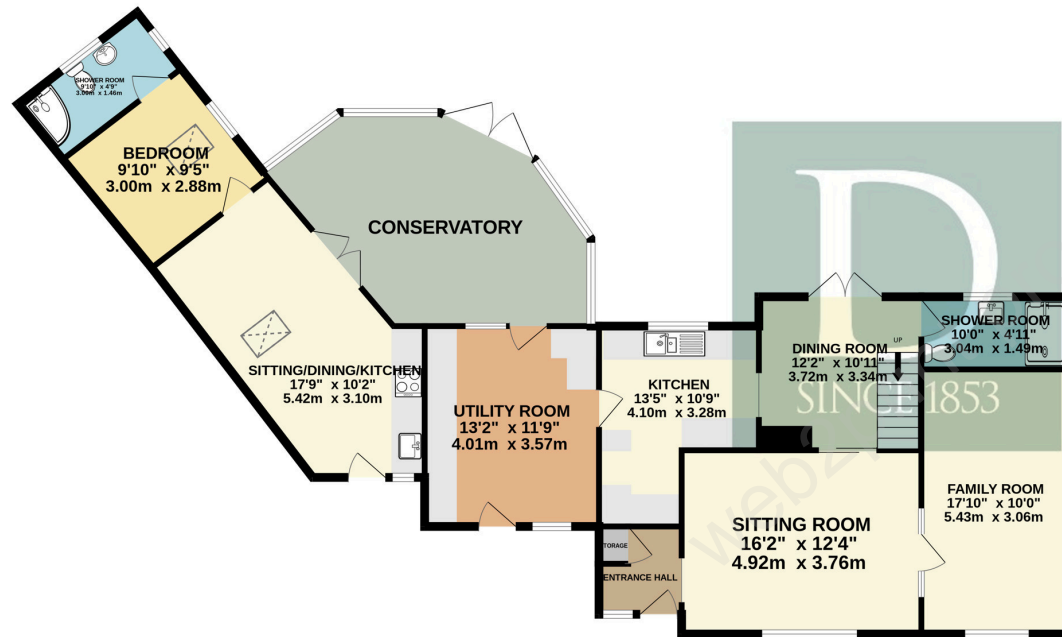
ONE BEDROOM  
SELF  
CONTAINED  
ANNEX



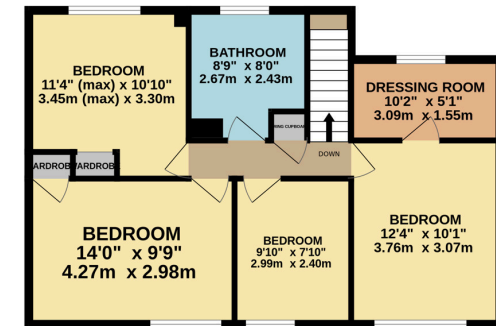




GROUND FLOOR  
1425 sq.ft. (132.4 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 2058 sq.ft. (191.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# DURRANTS

SINCE 1853

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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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## CONTACT US

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